



30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031
Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

Exclusive Listings

April 2025





30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031

Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

Seth Abel
631.421.1000
sabel@unitedrealtyinc.com

Gary Joel Schacker, SIOR
Direct: 516.320.7707
Cell: 516.297.9707
gschacker@unitedrealtyinc.com

Steven Epstein
Direct: 516.320.7704
Cell: 516.524.1353
sepstein@unitedrealtyinc.com

Alan Yaffe
631.421.1000
ayaffe@unitedrealtyinc.com

Ray Finkelstein
Direct: 516.320.7702
Cell: 516.316.4294
rfinkelstein@unitedrealtyinc.com

Richard Yaffe, V.P. Asset Mgmt.
Direct: 516.320.7717
ryaffe@trianglepropertiesllc.com

Anne Lang
631.421.1000
alang@unitedrealtyinc.com





30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031

Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

NASSAU

<u>LOCATION</u>	<u>AVAILABLE SF</u>	<u>COMMENTS</u>
319 West Sunrise Highway, Freeport	6,500	Industrial IN CONTRACT
70 S. Main St., Freeport	5,000	Investment
Elks Plaza, 175 W. Merrick Rd, Freeport	2,400	Retail/Medical/Offices
439 Oak Street, Garden City	9,500	Office
220 Glen Street, Glen Cove	12,850	Flex Building/Redevelopment
3000 Lawson Blvd., Oceanside	23,332	Industrial/Retail/Wholesale IN CONTRACT
2 Harbor Park Drive, Port Washington	24,394	Office
10 Harbor Park Drive, Port Washington	9,671	Offices
4050 Merrick Road, Seaford	3,491	Offices/Retail/Medical/Bank
275 Hillside Avenue, Williston Park	5,300	Office





30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031

Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

SUFFOLK

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
1 Saxwood Street, Deer Park	20,000	Industrial	
40 Rabro Dr, Hauppauge	14,400	Office/Industrial	NEW LISTING
200 Broadhollow Rd., Melville	3,730/1,625	Office	REVISED
99 Route 25A, Shoreham, NY	750/1,050/2,000/2,970	Retail/Medical	REVISED



SUFFOLK LAND

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
Holbrook, Veterans Memorial Highway	3.3 ac	Land	IN CONTRACT



EXCLUSIVE REPORT – April 2025

Nassau

 <p style="text-align: center;">IN CONTRACT</p>	<div style="background-color: #e0e0e0; padding: 5px;">Freeport, 319 West Sunrise Highway – Industrial</div> <p>Available Sq. Ft.: • 6,500 SF +/- Bldg. with 2,000 SF Offices/Show Room • 14' Ceiling Height in Warehouse • 1 Drive-In Door • Gas Heat • Zoned Business</p> <p>Lot Size: 13,500 SF +/- Sale Price: \$1,625,000 Taxes: \$35,067 Available Immediately Comments: Ample parking, walking distance to LIRR, located between Sunrise Hwy & Merrick Rd. Contact: Steve Epstein</p>
	<div style="background-color: #e0e0e0; padding: 5px;">Freeport, 70 S. Main St – Investment</div> <p>Available Sq. Ft.: 5,000 +/- SF - 1st floor condo space – fully rented (AAA credit tenant) Sale Price: \$1,450,000 Total Income: \$139,700 Taxes & CAM: \$60,000 NOI: \$79,700 Cap Rate: 5.5% Comments: High ceilings and three walls of windows, leased through May 2026 to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah Corp., paved walkway from municipal parking lot in rear to Main Street, abundant parking, walking distance to LIRR, located between Sunrise Hwy & Merrick Rd. Prime State-Of-The-Art new construction</p> <p>Contact: Steve Epstein</p>



Freeport, 175 W. Merrick Road - Retail

Available Sq. Ft.: 2,400 SF retail store in Elks Plaza Shopping Center

- Strong tenant base
- Ample parking
- Formerly PT Physical Therapy

Lease Price: Call for pricing

Available: Immediately

Comments: Huge retail exposure and traffic count, ideal for medical/professional/fast food business. Elk Plaza Shopping Center tenants include: McDonald's, Bank of America, Eye World Optical

Contact: [Steve Epstein](#)



NEW LISTING

Garden City, 439 Oak Street – Office

Available Sq. Ft.: 9,500 SF +/- Office – No Loss Factor

- 25,000 sq. ft. total building
- Open area with perimeter office
- Ample parking
- Private street entrances
- One story

Lease Price: \$30 per sq. ft. full service (except cleaning)

Available: Immediately

Comments: This conveniently located, highly populated area of Nassau County is adjacent to the county seat and offers easy access to all main parkways, various forms of transportation and a short distance to major airports.

Contact: [Gary Joel Schacker, Sior](#)



Glen Cove, 220 Glen Street (aka Cedar Swamp Road) – Flex Building

Available Sq. Ft.: 12,850 SF +/- Funeral Home on 1.14 Acres +/- Featuring 180 Feet +/- Frontage

- 1st Fl: 5,397 SF +/-
- Lower Level: 5,39 SF +/-
- 2nd & 3rd Floors: Residential, 2,056 SF +/-
- Two (2) curb cuts for easy ingress/egress
- Parking: 52 striped spaces
- Located corner with traffic signal
- Zoned B-1 Central Commercial District

Sale Price: \$2,888,000

Taxes: \$49,622

Available: Immediately

Comments: This prime site offers an ideal redevelopment opportunity. Conveniently located at the corner with traffic signalized intersection and two (2) curb cuts, stable area neighbors include: multiple new Car Dealerships, CVS, McDonald's, Wendy's and Saint Patrick's Church.

Contact: [Steve Epstein](#)

Located next to New PETS MART & across from P.C. Richards - Costco Now Open!

3000-Lawson-Blvd



IN CONTRACT

Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale

Available Sq. Ft.: 23,332 +/- SF building on 47,212 Sq. Ft. lot

Sale Price: \$2,999,000

Taxes: \$122,000

Lease Price: TBD

Comments: 600 feet +/- frontage on Lawson Blvd, 14-28' height, fully sprinklered, parking 40 cars on site, located across from PC Richards Appliance store & next to New PETS MART – Costco now open, ideal for redevelopment-wholesale/retail outlet, adjacent to railroad, connected to sewers, zoned light manufacturing, walking distance to LIRR train station, close proximity to new Residential Community developed by Beechwood Organization. **Pricing flexible for ALL CASH, QUICK CLOSE SALE.**

Contact: [Steve Epstein](#)



Port Washington, 2 Harbor Park Dr – Office

Executive Offices Available

- 24,394 SF on 2.94 Acre Lot

Lease Price: Reduced to \$19.50 PSF Plus Utilities

Available: Immediately

Terrific two-story office space built in 1982, entire 2nd floor with elevator, 4 to 1 parking ratio, well located within minutes of Roslyn, Port Washington and Plandome LIRR station and close to major airports.

Contact: [Ray Finkelstein](#)



Port Washington, 10 Harbor Park Dr – Office

Executive Offices Available

- 9,671 SF +/- 2nd floor

Lease Price: Call for Pricing

Available: Immediately

Excellent office space, 4 to 1 parking ratio, all custom woodwork finishes, private bathroom, sprinklered, well located within minutes of Roslyn, Port Washington and Plandome LIRR station and close to major airports.

Contact: [Ray Finkelstein](#)



Seaford, 4050 Merrick Road - Offices

3,491 SF +/- Bank Building on 18,191 SF +/- Lot

- 3,491 SF Pristine Brick Bank Building on 18,191 SF +/- Lot
- Includes: Canopy and Drive-Thru Access
- Traffic Count: 30,000 Cars Per Day
- Parking: 18 Cars with Nicely Landscaped Parking Lot
- Area Tenants Include: Stop & Shop Grocery and Seaford Cinemas.
- The property has been a banking institution for 50 years and is a staple in the Seaford Community offering a prime end-user opportunity.

Sale Price: \$1,988,000

Taxes: \$61,790/\$17.70 PSF

Comments: ➤ End-User opportunity with drive-thru access

“CONFIDENTIAL DO NOT DISTURB” – Showing by Appointment

Contact: Steve Epstein



Williston Park, 275 Hillside Avenue - Office

5,300 Sq. Ft., 2 Story Office Building

- .17 acre Site
- Beautifully Finished Office Space
- 10 Car Onsite Parking Plus Street and Nearby Municipal
- Extremely High-End Office and Bathrooms
- 900 Sq. Ft. Rented Until 11-26 with Option to Renew **
- 4,400 Sq. Ft. Available for User
- Updated Mechanicals
- Awesome Nassau County Location
- Divided into 4 Units with Separate Utilities
- 3,500 Sq. Ft. Clean Functional Lower Level (not included in square footage above)
- Zoned Business

** Tenant has RFR

Sale Price: \$2,475,000

Taxes: \$35,000

Comments: With a large retail presence of almost 300 retail stores and numerous professional offices, Williston Park is centrally located within close proximity to the County Seat and conveniently located to nearby bus and train transportation as well as the Long Island Expressway and the Northern State Parkway.

Contact: Gary Joel Schacker, Sior

Suffolk



Deer Park, 1 Saxwood Street – Industrial Building

Building Size:	20,000 Sq. Ft. Building on 1.1 Acre Lot
Available Space:	10,318 Sq. Ft. Unit and 9,682 Sq Ft. Unit
Sale Price:	\$3,800,000 - REVISED SALE PRICE
Taxes:	\$41,280 (2023/2024)

<p>10,318 Sq. Ft.</p> <ul style="list-style-type: none"> 12% +/- Office Area 16' Clear Height Sprinklered 800 Amps 1 Tailboard, 1 Drive-in (10' X 12') Oil Heat (gas in street) Lease Term: August 31, 2026 Tenant has a 2-Year Option to Renew 	<p>9,682 Sq. Ft.</p> <ul style="list-style-type: none"> 10% +/- Office Area 16' Clear Height Sprinklered 400 Amps 1 Tailboard, 1 Drive-in (10' X 12') Oil Heat (gas in street) Lease Term: July 31, 2025 No Option to Renew
--	--

Aug. 1, 2024-July 31,2025 - Rent: \$146,157 Yr. with 3% Annual Increases

Aug. 1, 2024-July 31,2025 - Rent: \$93,709

Comments: Ideal for a User/Investor

Contact: Alan Yaffe



NEW LISTING

Hauppauge, 40 Rabro Drive – Office

Available Sq. Ft.: 14,400 sq. ft. +/- Sub-Lease – First Floor

Term: Term flexible up to October 2028
 Lease Price: \$14 per sq. ft., modified gross
 Available: Immediately
 Comments: 47,000 SF total building. Low rent, 3,200 sq. ft. office, 3,700 – 7,500 sq. ft. warehouse (storage), loading dock, drive-in door, 16’ clear ceiling height, sprinklered. Can be leased together or separately.

Contact: [Gary Joel Schacker, SIOR](#)



Prime Strategic Location

REVISED

Melville, 200 Broadhollow Road – Office

Building Size: 69,000 Sq. Ft. on 4 Floors

Available Space: 3,730 +/- SF / 1,620 +/- SF

Floor	Suite	Area	Asking Rent	Possession
2 nd	Suite 201	3,730 SF	Call for Pricing	Immediate
4th	Suite 402	1,625 SF	Call for Pricing	Immediate

Comments: Located between the Long Island Expressway at Exit 49, and the Northern State Parkway, Exit 40, 200 Broadhollow Road features a prime location on Melville’s corporate corridor offering premier tenant services and amenities. The building features a newly renovated lobby & corridors, new roof and HVAC. Typical floors of 22,000 square feet, distinctive lobby décor with columns & frosted glass, new computerized building energy management systems, zoned tenant-controlled HVAC and electricity, high speed broadband internet connectivity, 2 passenger elevators, 24 hour/7-day access, executive covered reserved parking, health club & fitness center, in the heart of corporate Melville, prime 110 location with first class dining, shopping & hotels nearby

Contact: [Ray Finkelstein](#)



REVISED

Shoreham, 99 Route 25A, Shoreham, N.Y. – Retail

This highly visible, well trafficked site at Shoreham Plaza has the following remaining space for Lease:

- 750 SF
- 1,050 SF
- 2,000 SF
- 2,970 SF

Units Can Be Combined

- Lease Price: Call For Pricing
- Comments:
- Available immediately
 - Ample parking – 8:1 ratio
 - High traffic visibility
 - Located 2/3 mile west of The William Floyd Parkway

Notes: Shoreham Plaza, a well known retail hub, ideally suited for sports fitness/medical tenancy

Contact: [Steven Epstein](#)

Suffolk Land

Zoned Light Industrial

IN CONTRACT

Holbrook – Land

Northwest Corner of Lincoln Avenue 3.3 acres **\$3,750,000 REDUCED**
& Veterans Memorial Hwy.

Contact: [Ray Finkelstein](#)