



30 Jericho Executive Plaza, Suite 300C
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Exclusive Listings

February 2026





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NASSAU

<u>LOCATION</u>	<u>AVAILABLE SF</u>	<u>COMMENTS</u>	
607 Sunrise Highway, Bellmore	6,178	Retail/Office/Showroom	IN CONTRACT
1905 Bellmore Avenue, Bellmore	2,500	Flex/Storage	
2635 Pettit Avenue, Bellmore	2,400	Office	
35 N. Tyson Avenue, Floral Park	1,050	Office	LEASED
70 S. Main St., Freeport	5,000	Retail/Office/Medical	REVISED
439 Oak Street, Garden City	8,234	Office/Retail Showroom	PRICE REDUCED
1744 Rockaway Avenue, Hewlett	5,862	Mixed Use/Storage	SOLD
252-2 W. Old Country Rd., Hicksville	1,350	Flex Offices	LEASED
256 W. Old Country Rd., Hicksville	2,500	Flex Offices	
4025 Austin Blvd., Island Park	5,310	Flex Offices	NEW LISTING
305 N. Newbridge Rd., Levittown	1,435	Office/Retail	NEW LISTING
1666 Newbridge Road, North Bellmore	6,230	Office	SOLD





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3000 Lawson Blvd., Oceanside	23,332	Industrial/Retail/Wholesale	IN CONTRACT
2 Harbor Park Drive, Port Washington	24,394	Office – Will Divide	
4050 Merrick Road, Seaford	3,491	Offices/Retail/Medical/Bank	
<u>SUFFOLK</u>			
<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
1745 Expressway Drive N., Hauppauge	32,500	Industrial/Office	



EXCLUSIVE REPORT – February 2026

Nassau



IN CONTRACT

Bellmore, 607 Sunrise Highway – Commercial/Showroom/Retail Building

- Available Sq. Ft.:
- 6,178 SF +/- Bldg. on 10,198 SF +/- Lot (.23 Acres)
 - Plus Partial Storage Basement of 1,188 SF +/- Consisting of:

- 1st Floor – 3,089 SF +/- Showroom
- 2nd Floor – 3,089 SF +/- Offices & Showroom
- 2^d Floor Office Space, Half Rented Through Sept. 2026 to tenant in Approx. 1,700 SF +/- paying \$5,000 Mo. Gross
- Lower Level – 1,188 SF +/- Storage

Lot Size: 10,198 SF +/-
Sale Price: \$1,788,000
Taxes: \$70,733

Available Immediately

Comments: Highly visible with 60,000 vehicles traffic count per day plus LIRR, two 200 Amp Services, gas heat, full HVAC (both levels), fully alarmed and security cameras, 10-12 Feet +/- ceiling height, parking: 14 cars +/- on site plus street, Passenger Elevator Zone Business Town of Hempstead, local neighboring businesses include: P.C. Richard, Harley Davidson, National Grid.

Contact: [Steve Epstein](#)



Bellmore, 1905 Bellmore Avenue – Flex Building

Available Sq. Ft.: 2,500 SF +/- Free-Standing Building on 3,654 SF +/- Lot

- Fully renovated
- Full HVAC
- 200 Amps power
- Gas heat
- Parking: Street
- Zoned Business X – Town of Hempstead

Sale Price: \$888,000

Taxes: \$17,933

Lease Price: \$6,500/mo. gross

Available Immediately

Contact: [Steve Epstein](#)



Bellmore, 2635 Pettit Avenue - Office

Available Sq. Ft.: 2,400 First Floor Office Available Consisting of:

- Pre-furnished – Move In Ready
- *Direct Access*
- Full HVAC
- Sprinklered
- Separately Metered Electric
- High Ceilings Throughout
- Located Across from LIRR
- HUGE Visibility for LIRR Commuters
- Zoned Business
- Parking: Large Municipal Lots Located in Front & Rear of Building

Lease Price: \$6,000/Mo. Gross

Available: Immediately

Comments: Conveniently located at Bellmore LIRR Train Station. Ideal for Attorney, Accountant, Real Estate, Etc.

Contact: [Steve Epstein](#)



LEASED

Floral Park, 35 N. Tyson Ave. – Office

Available Sq. Ft.: 1,050 1st Floor Office Available Consisting of:

- Open floor plan
- 3 Assigned parking spaces plus abundant street parking
- Ample power
- 24/7 building access
- Other tenants in building include: Abstract Title Co. & Real Estate Co.

Lease Price: \$2,950/Mo. All Inclusive (Includes Utilities)
Available: Immediately
Comments: Newly renovated and open floor plan.
Contact: [Steve Epstein](#)



Freeport, 70 S. Main St. – Retail/Office/Medical

Available Sq. Ft.: 5,000 +/- SF - 1st floor condo space
Sale Price: \$1,550,000
Lease Price: \$30 SF NNN
Cam: \$25,512
Taxes: \$33,730
Comments: Ideal conversion to medical. 5,000 sq.ft. 1st Floor with High Ceilings and Three Walls of Windows, formerly leased to Jesus Christ Latter Day Saints Church, 4 Separate Entrances – Front, Rear & Side, Paved Walkway from Municipal Parking Lot in Rear to Main Street, 1 Block to LIRR, Abundant Parking, Available June 2026
Contact: [Steve Epstein](#)



PRICE REDUCED

Garden City, 439 Oak Street – Office/Retail Showroom

Available Sq. Ft.: 8,234 SF +/- Office – No Loss Factor

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

Lease Price: \$25 psf modified gross

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](#)



SOLD

Hewlett, 1744 Rockaway Ave. – Mixed Use

Available Sq. Ft.: 5,862 SF – Part 2-Story Commercial Mixed-Use Building on 7,970 SF Lot:

- 1st Floor – 5,075 SF +/- (divides – 2 units) consisting of warehouse with small offices
- 2nd floor – 787 SF +/- 2 bedroom apartment
- Separately metered gas and electric
- Can be ideal for user/investor
- Drive-in door
- 200 Amps electric
- Zoned: Business X
- Gated yard
- Full HVAC
- Fully sprinklered and alarmed
- Can be delivered vacant or partially rented
- Parking on site plus street

Sale Price: \$1,988,000

Taxes: \$29,590

Available: Immediately

Contact: [Steven Epstein](#)



LEASED

Hickville, 252-2 West Old Country Road – Flex Offices

Available Sq. Ft.: 1,350 +/- SF

- Fully sprinklered
- Full HVAC
- Gas heat
- On-site parking
- Handicap accessible bathrooms (2)

Lease Price: Call for Price
Available: Immediately
Comments: Prime Central Nassau location, Ideal for E-Commerce
Contact: [Steve Epstein](#)



Hickville, 256 West Old Country Road – Flex Offices

Available Sq. Ft.: 2,500 +/- SF

- Fully sprinklered
- Full HVAC
- On-site parking
- Formerly space used by N.C. Family and Children's

Lease Price: Call for Pricing
Available: Immediately
Comments: Prime Central Nassau location, can be combined with Adjacent Unit for Total 3,850 SF
Contact: [Steve Epstein](#)



NEW LISTING

Island Park, 4025 Austin Blvd. – Office/Warehouse

- Available Sq. Ft.: 5,310 SF +/- Building on .23 Acres Lot +/-
- Currently Set Up with One-Third Offices, Plus Balance Warehouse Space
 - Ceiling Height 14' Clear
 - Parking: 10 Spaces On Site Plus Ample Street Parking (2-Street Access)
 - Security Cameras and Alarmed
 - 2 Drive in Doors (Oversize)
 - Divides for Multiple Tenants
 - Separately Metered Gas & Electric
 - Property to be Delivered Mostly Vacant with a Few Short Term Office Tenants
 - Zoned Business Town of Hempstead

Sale Price: \$1,788,000

Taxes: \$36,169

Lease Price: \$25 SF Gross

Available: Immediately

Comments: Beautifully maintained property with main road exposure with strong traffic count of 36,000 vehicles daily.

“CONFIDENTIAL DO NOT DISTURB” – Showing by Appointment

Contact: [Steve Epstein](#)



Levittown, 305 N. Newbridge Rd. - Office/Warehouse

- Available Sq. Ft.: 1,435 SF +/- Building on 8,052 SF Lot +/-
- Size: 1,435 SF +/- building on 8,052 SF +/- Lot
 - Centrally located between Hempstead Turnpike and Old County Road
 - Traffic Count: 25,000 +/- cars daily
 - Large rear yard fenced and gated
 - Zoned business.
 - Gas heat
 - Electric 200 amps

Sale Price: \$988,000

Taxes: \$105,408

Lease Price: \$5,500/Mo. Gross

Available: Immediately

Contact: [Steve Epstein](#)



SOLD

North Bellmore, 1666 Newbridge Road – Office

Available Sq. Ft.: 6,230 SF +/- Two-Story Multi-Tenant Office Building on .24 Acres +/- Lot

- **First Floor:** 3,115 SF +/- Offices (will be delivered vacant at closing)
- **Second Floor:** 3,115 SF +/- Offices Occupied by Law Firm Leased Through April 2028 (Currently Paying \$7,743/Month)
- 14 Parking Spaces On Site Plus Ample Street
- High Visibility Location at signalized Intersection of Newbridge Road and Broad Street
- Fully Alarmed

Sale Price: \$1,488,000
Taxes: \$40,376
Available: Immediately
Contact: Steve Epstein

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



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 PETSMART – 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](#)



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 Dunkin Donuts
- 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](#)

Suffolk



NEW LISTING

Hauppauge, 1745 Express Drive N. – Industrial/Office

Available Sq. Ft.: 32,500 SF Building with Expressway Frontage

- Plot: 1.584 acres
- Office area: 15% approximately
- Ceiling height: 16' clear
- Fully sprinklered
- Heat: gas
- Power: 600 amps
- Loading: 2 tailboards, 1 Drive-In 12'x14'
- Ample parking
- Fenced yard

Sale Price: \$7,300,000 (\$224.62 sf)

Taxes: \$68,742 (\$2.12 sf)

Available: Immediately

Contact: [Alan Yaffe](#)