

Exclusive Listings February 2019





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NASSAU

<u>LOCATION</u>	<u>AVAILABLE</u>	<u>COMMENTS</u>	
266-268 East Meadow Ave, East Meadow	1,800 /900	Flex/Office/Retail	ONLY 1 UNIT REMAINING
27A West Merrick Rd, Freeport	1,060	Retail	
254 Pettit Ave, Bellmore	1,800	Office	
10 Harbor Park Dr, Port Washington	2,700	Office	
116 Woodcleft Ave, Freeport	3,000	Retail/Marine/Restaurant	
580 East Meadow Ave, AKA Newbridge Ave	4,192	Medical/Office	SOLD
244 East Merrick Rd, Freeport	4,680	Retail/Medical/Office	
70 S. Main St, Freeport	5,000	Investment	
75 Rocklyn Ave, AKA 46 Hutcheson, Lynbrook	5,200	Industrial	SALE PRICE REDUCED
235 Sunrise Hwy, Merrick/ 1925 Bellmore, Bellmore	2,400/5,000	Investment	UPDATED INFORMATION
75 Hanse Ave, Freeport	6,440	Industrial	
65 Roosevelt Ave, Valley Stream	7,347/1,200	Medical/Office	UNREASONABLE OFFERS CONSIDERED
15 Harbor Park Drive	7,500	Industrial	LEASED
56-58 W. Merrick Rd, Freeport	17,000	Retail/Office/Whse	
3000 Lawson Blvd, Oceanside	23,332	Industrial/Retail/Wholesale	
2 Harbor Park Dr, Port Washington	66,965/45,068	Industrial/Office	LEASED
57 Seaview Blvd, Port Washington	130,853	Industrial/Office	



SUFFOLK

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>
1600 Sunrise Highway, Copiague	4,200	Retail/Medical/Office/Showroom NOW FOR SALE/LEASE
200 Broadhollow Rd, Melville	69,000 Total Bldg Size	Office FULLY LEASED

NASSAU LAND

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>
111 Woodcleft Ave, Freeport	14,690 sq. ft.	Retail/Commercial/Marine

SUFFOLK LAND

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>
Brookhaven Technology Center, Shirley	3.03 ac	Land IN CONTRACT
	3.49 ac	Land IN CONTRACT
Lincoln Ave & Vets Mem Hwy, Holbrook	3.3 ac	Land



EXCLUSIVE REPORT – FEBRUARY 2019

Nassau



East Meadow, 266-268 East Meadow Ave – Flex/Office/Retail

Available Sq. Ft.: 900 sq. ft. with lower level storage (1,800 sq.ft.at 266 East Meadow Ave leased)
Lease Price: \$2,000 per month Gross
Available: Immediately
Comments: Corner property with main road frontage, 2,700 SF +/- total building size, ample parking on site plus street, main road exposure with signage opportunity, 1,800 sq. ft. at 266 East Meadow Ave leased to dance school

Broker: Steve Epstein



Freeport, 27A West Merrick Rd – Retail

Available Sq. Ft.: 1,060 sq. ft. +/- building on 2,139 sq. ft. +/- lot
Sale Price: \$488,000
Taxes: \$11,039
Available: Immediately
Comments: Located in the heart of the Freeport Downtown Business District, 2 parking spaces on site, plus ample parking available at adjacent municipal lot, gas heat, 20' frontage, huge visibility on Merrick Road, 25,000 cars daily traffic count. Area tenants include: VIM Store, Rainbow Shop, Burger King, McDonald's, Walgreens, Chase Bank, Bank of America, BMW, Jaguar, Land Rover, Cadillac, & Chevrolet

Broker: Steve Epstein



Bellmore, 254 Pettit Ave – Office

Available Sq. Ft.: 1,800 sq. ft. +/- 1 ½ story office building, plus 1,200 sq. ft. storage basement

- 1st floor – 1,200 +/- SF offices
- 2nd floor – 600 +/- SF offices
- Lower Level – 1,200 +/- SF storage

Sale Price: \$788,000

Taxes: \$17,155

Available: Immediately

Comments: Gas heat, full HVAC, located across from the LIRR, parking for 7 cars on-site plus ample municipal parking, zoned Business, ideally located at LIRR

Broker: [Steve Epstein](#)



Port Washington, 10 Harbor Park Dr – Office

Available Sq. Ft.: 1 suite available

- 2,700 SF – 1st Floor

Lease Price: \$25.00 PSF + \$3.50 PSF electric)

Comments: Excellent office space, 4 to 1 parking ration, private bathroom, sprinklered, immediate occupancy

Broker: [Ray Finkelstein](#)



Freeport, 116 Woodcleft Ave – Retail/Marine/Restaurant

Available Sq. Ft.: 3,000 sq. ft. building on a 9,900 sq. ft. +/- lot

Lease Price: \$7,500 per month Gross

Sale Price: \$750,000

Taxes: \$31,370

Available: Immediately

Comments: @The Nautical Mile, Formerly Montauk Yacht Sales, Ideal Recreation and Entertainment, Nightclub/Restaurant/Boat Sales/Repairs. 14' ceiling height, 1 drive-in door, fenced & gated yard, 110' frontage on Woodcleft Ave, ample parking on site plus direct access to municipal parking field directly behind property. Can be combined with Waterfront property located across the street at 111 Woodcleft Ave.

Broker: [Steve Epstein](#)



SOLD

East Meadow, 580 East Meadow Ave (AKA Newbridge Ave) – Medical/Office

Available Sq. Ft.: 4,192 +/- sq. ft. on .36 acres +/-
 Sale Price: **SOLD**
 Taxes: \$49,635.86
 Available: Immediately
 Comments: Built in 1959; fully renovated in 1991. Well appointed build-out; functional layout. Sun filled waiting room (16 seats). Mix of exam (2 sinks), testing, procedure rooms, and a kitchen. Gas heat, 16 parking spaces (22 tandem); free street parking, vacant

Broker: Bill Yorio



Freeport, 244 East Merrick Rd – Retail/Medical/Offices/Showroom

Available Sq. Ft.: 4,680 sq. ft. +/- building on a 16,600 sq. ft. +/- lot
 Lease Price: \$30.00 per sq. ft. Gross
 Sale Price: \$1,188,000
 Taxes: \$37,000
 Available: Immediately
 Comments: Built in 2004, 1 loading dock, fully sprinklered, gas heat, 14' ceiling height, handicapped accessible, parking for 15 cars on-site, huge traffic count, destination location with 170' main road frontage, located around corner from BJ's Wholesale Club

Broker: Steve Epstein



Freeport, 70 S. Main St – Investment

Available Sq. Ft.: 5,000 sq. ft. – 1st floor condo space – fully rented (AAA credit tenant)
 Sale Price: \$1,250,000
 Taxes & CAM: \$57,000
 Total Income: \$127,000
 NOI: \$70,000
 Cap Rate: 5.6%
 Comments: High ceilings and three walls of windows, leased through May 2021 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

Broker: Steve Epstein





SALE PRICE REDUCED

Lynbrook, 75 Rocklyn Ave (AKA 46 Hutcheson Pl) – Industrial

Available Sq. Ft.: 5,200 sq. ft. +/- building on a 7,900 sq. ft. +/- lot
 Lease Price: \$18.00 per sq. ft. Gross
 Sale Price: ~~\$1,240,000~~ **\$1,188,000**
 Taxes: \$26,662
 Available: Immediately
 Comments: 15% office, 15' ceiling height, 3 DI (access on Hutcheson Pl), gas heat, (3) 200 AMP electrical services, parking on site (front & rear) plus street, connected to sewers, zoned Industrial, easy access via Sunrise Highway to New York City & JFK Airport

Broker: [Steve Epstein](#)



UPDATED INFORMATION

Merrick, 235 Sunrise Hwy – Investment Bellmore, 1925 Bellmore Ave

Available Sq. Ft.: Two (2) single tenant AT&T stores 2,400 SF / 5,000 SF
 Sale Price: ~~\$2,400,000~~ Now \$1,988,000
 Net Income: \$144,471
 Total Income: Combined five years Net Income starting January 1, 2019 = \$797,293
 CAP Rate: 7.3
 5-year Blended CAP Rate = 8.0%
 Comments: Absolute NNN Lease with Zero Management Responsibilities, two (2) single tenant Net leased AT&T Stores with 5 years remaining on lease term with rare 5% annual rent escalations. Corporately guaranteed by Prime Communications L.P., Investment Grade Tenant. Both properties leased thru Dec 31, 2023 to Prime Communications L.P. (www.primecomms.com), Prime Communications L.P. purchased Spring Mobile with 1,289 AT&T wireless stores on January 16, 2019 for \$700 Million. Combined, Prime Communications is now AT&T's largest privately held authorized retailer with over 2,000 locations. Currently in 6th year of 10-year leases, tenant pays/reimburses for all operating expenses, insurance & property taxes.

Broker: [Steve Epstein](#)



Freeport, 75 Hanse Ave – Industrial

Available Sq. Ft.: 6,440 sq. ft. +/- building consisting of:
1st floor – 5,014 +/- SF warehouse; 2nd floor – 1,426 SF +/- offices
Lot Size: 6,752 SF +/-

Sale Price: \$988,000
Taxes: \$31,506

Comments: 16' ceiling height, 2 drive-in doors, ample electric power, gas heat, sewer, parking on-site plus street, first time offered

Broker: **Steve Epstein**



UNREASONABLE OFFERS CONSIDERED

Valley Stream, 65 Roosevelt Ave – Medical/Office

Available Sq. Ft.: 7,347 sq. ft. Sublease until 06/30/2020
Sublease Price: \$26.00 per sq. ft. + utilities (All offers considered – very flexible)
Available: Possession estimated date January 2019
Comments: Double corner unit; Includes: 10 exam rooms, 2 dilation rooms; testing, research and support offices; waiting room accommodates 24; break room, 2 bathrooms; excellent on-site parking; 27,360 SF building, 4 blocks from Valley Stream LIRR
(Active Medical Office-Inspection by appointment only)

Broker: **Bill Yorio**



LEASED

Port Washington, 15 Harbor Park Dr – Industrial

Available Sq. Ft.: 7,500 sq. ft. — Rear of building **LEASED**
Lease Price: \$13.00 per sq. ft. including taxes, CAM, heat & electric
Comments: No office, dead storage, sprinklered, 28' under steel, 1 drive-in door, access to loading dock

Broker: **Ray Finkelstein**



Freeport, 56-58 W. Merrick Rd – Retail/Office/Warehouse

Available Sq. Ft.: 17,000 sq. ft. – two story
 Sale Price: \$1,988,000
 Taxes: \$66,886 (\$3.93 per sq. ft.)
 Comments: Two story building, 1st floor – 10,000 sf @\$15/sf net, 2nd floor – 7,000 sf @\$10'net, located in heart of business district, 25,000 cars per day traffic count, large municipal parking at rear of bldg, gas heat, ample electric power, 1 drive-in door, available immediately, ideal mixed use/residential, zoning Business B

Broker: **Steve Epstein**



Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale

Available Sq. Ft.: 23,332 sq. ft. +/- building on 47,212 sq. ft. lot
 Sale Price: \$2,999,000
 Lease Price: \$14.95 PSF Gross
 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.**

Broker: **Steve Epstein**



LEASED

Port Washington, 2 Harbor Park Dr – Industrial/Office

Available Sq. Ft.: **LEASED**
 66,965 SF on 2.94 +/- acres

Broker: **Ray Finkelstein**



Port Washington, 57 Seaview Blvd – Industrial/Office

Available Sq. Ft.: 130,853 sq. ft. +/- building on 4.7 +/- acres

- 1,097 SF lobby
- 7,768 SF cafeteria and dining
- 38,068 SF 2nd floor offices
- 83,920 SF warehouse

Lease Price: \$11.50 PSF Net

Taxes: \$653,871.23 (\$4.99 PSF)

Comments: ESFR sprinkler system, 1,600 amp service, back-up generator, solar panels on roof, LED lighting, 187 car parking, 27' under steel, 8 loading docks, 3 drive-in doors

Broker: [Ray Finkelstein](#)

Suffolk



NOW FOR SALE/LEASE

Copiague, 1600 Sunrise Hwy – Retail/Medical/Offices/Showroom

Available Sq. Ft.: 4,200 sq. ft. +/- building
 Lease Price: \$30 per sq. ft. Gross
 Sale Price: **\$1,188,000**
 Available: Immediately
 Comments: First time offered, huge exposure, located next to new Starbucks, close to Kimco's Home Depot Plaza, updated store front, new parking lot, new roof, huge daily traffic count, area tenants include: Burger King, Target, The Home Depot, CityMD, GameStop, Pets Warehouse, & Starbucks

Broker: [Steve Epstein](#)



Prime Strategic Location

FULLY LEASED

Melville, 200 Broadhollow Road – Office

Building Size: 69,000 sq. ft. on 4 Floors
 Available Space: FULLY LEASED

Floor	Suite	Area	Asking Rent	Possession

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. Typical floors of 22,000 square feet, distinctive lobby décor with refined wood-grained walls & 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, health club & fitness center, in the heart of corporate Melville, prime 110 location with first class dining, shopping & hotels nearby

Brokers: [Ray Finkelstein/Steve Epstein](#)

Nassau Land



Freeport, 111 Woodcleft Ave – Land/Retail/Commercial/Marine

Available Sq. Ft.: 14,690 sq. ft. Waterfront/land with 527 sq. ft. office building

Rental: \$7,500 per month gross

Sale Price: \$750,000

Taxes: \$25,199

Available: Immediately

Comments: @The Nautical Mile, Waterfront land, 226' frontage on Woodcleft Bay, 12 boat slips, ample parking on site. Ideal for large party boats/marina/waterfront dining. Can be combined with property located across the street at 116 Woodcleft Ave

Broker: [Steve Epstein](#)



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Suffolk Land

A NEW SEWERAGE TREATMENT PLANT WAS COMPLETED AND IS OPERATING IN THE INDUSTRIAL PARK

Shirley, Brookhaven Technology Center – Land

Precision Drive 3.49 acres \$523,500 (\$150,000/acre) – In Contract

Ramsey Road 3.03 acres \$909,000 (\$300,000/acre) – In Contract

Broker: [Alan Yaffe](#)



Holbrook, N/W/C Lincoln Avenue & Veterans Memorial Highway – Land

Available: 3.3 acres

Lease Price: \$300,000 Net per annum

Comments: Zoned light industrial

Broker: [Ray Finkelstein](#)