

NEW HYDE PARK, NY

110 | JERICHO TURNPIKE

FOR SALE | INDUSTRIAL BUILDING

**GREAT FOR "USER"
CLOSE PROXIMITY TO NYC**

BACK ON THE MARKET



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	± 20,280 SF
OFFICE SPACE:	±2,270 [PLUS SHOWROOM]
LOT SIZE:	0.48 ACRES
CEILING HEIGHT:	16'
LOADING DOCKS:	2
DRIVE INS:	2
HEAT:	GAS
POWER:	AMPLE
SPRINKLERED:	FULLY
SEWERED:	YES
PARKING:	ADEQUATE
REAL ESTATE TAXES:	\$111,457.38 (\$5.49 PSF)
ASKING SALE PRICE:	\$3,750,000 (\$185.00 PSF)

PROPERTY HIGHLIGHTS:

- CORNER PROPERTY WITH APPROXIMATELY 87' OF FRONTAGE ON JERICHO TURNPIKE
- 10% OFFICES RECENTLY RENOVATED
- CLOSE PROXIMITY TO QUEENS BORDER
- STABLE TENANT OCCUPIES APPROXIMATELY 4,600 SQ. FT. RETAIL SPACE AND PAYS "BULK" OF R/E TAXES
- FABULOUS HIGH-VISIBILITY EXPOSURE
- APPROXIMATELY 15,700 SF WILL BE DELIVERED VACANT FOR "USER"
- **ZONING: BUSINESS**
- PARCEL ID: SECTION 32, BLOCK 64101, LOTS 465A, 465B & 35 9-363
- ADDITIONAL ± 1,000 SQ. FT. OF MEZZANINE NOT COUNTED IN SQUARE FOOTAGE WILL BE INCLUDED

FOR INFORMATION CONTACT EXCLUSIVE BROKER:

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PREMIER COMMERCIAL RE LLC

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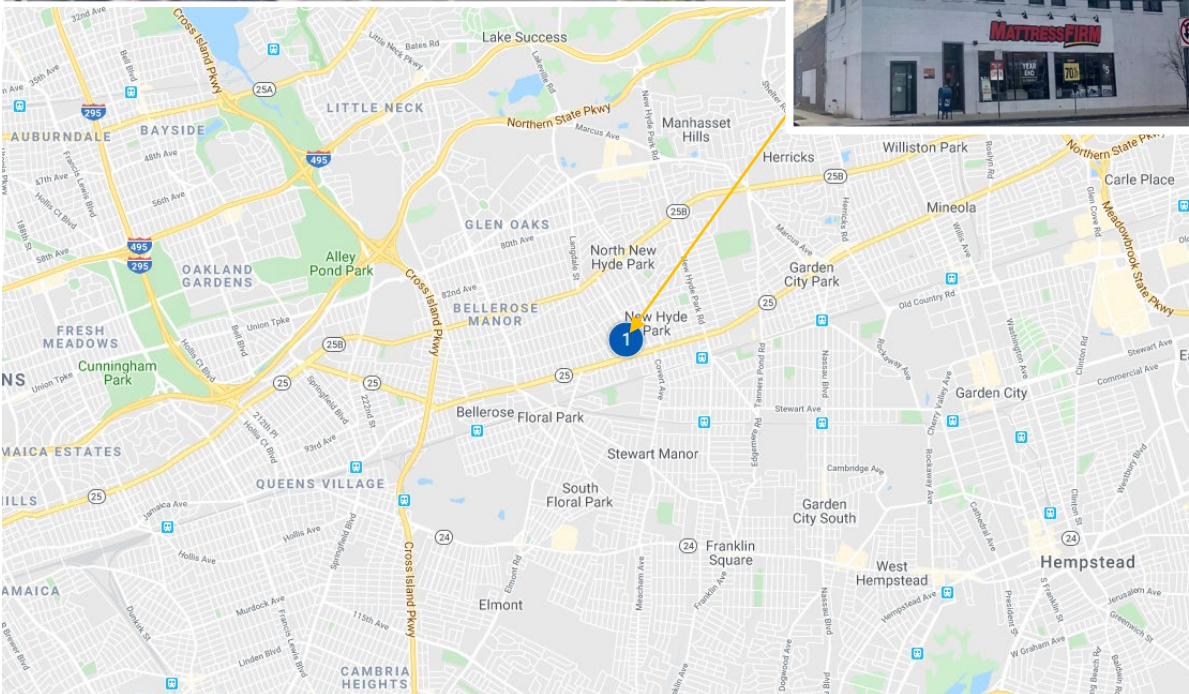
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PROPERTY LOCATION MAP:



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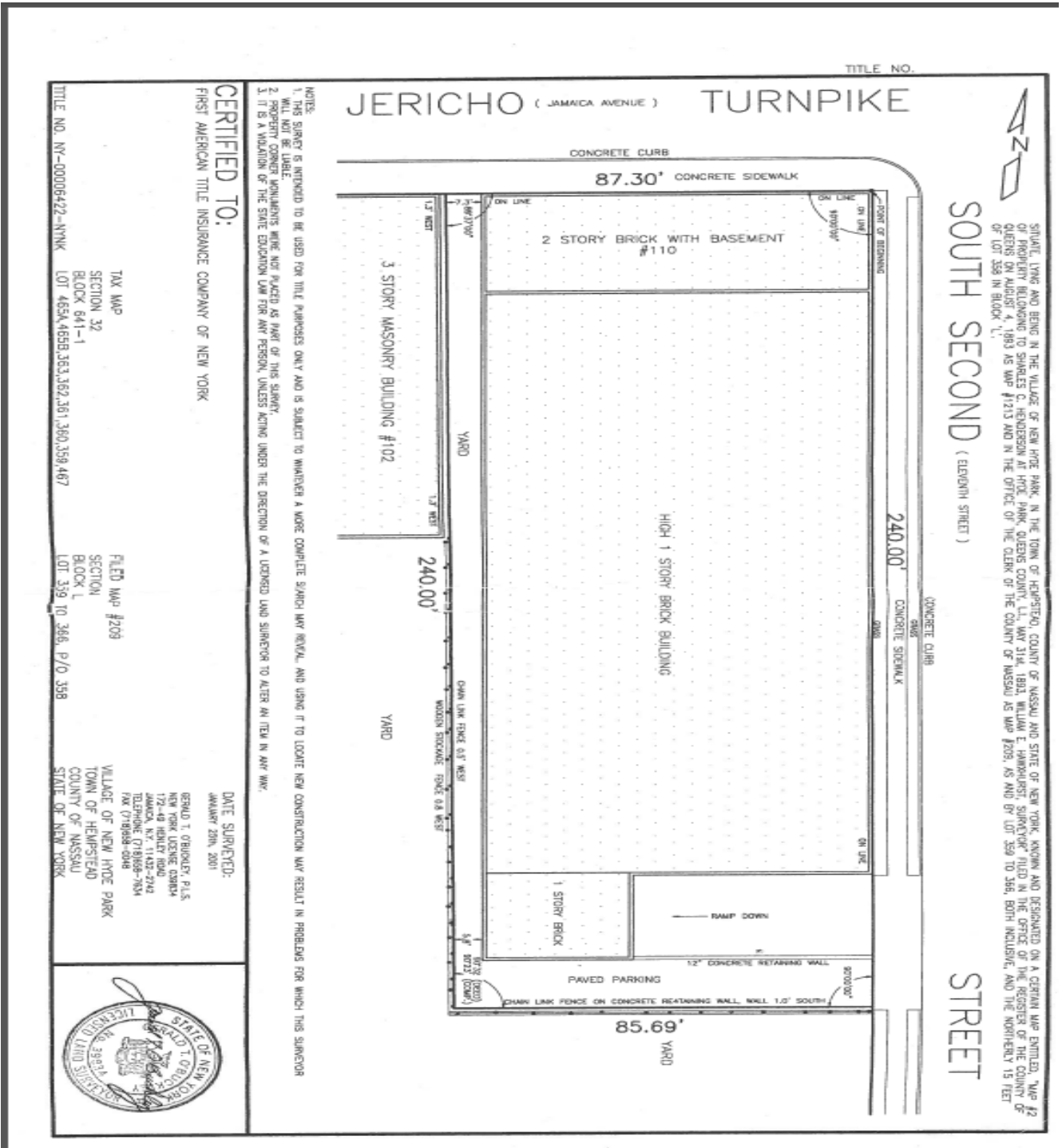


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PROPERTY SURVEY:



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EXAMPLE OF PERMITTED USES:

- 1) Retail stores for the sale of personal property.
- 2) Plumbing shops.
- 3) Barbershops, hairdressing and beauty parlors and nail salons.
- 4) Retail printing and copying shops.
- 5) Shoe-repairing shops.
- 6) Dry-cleaning establishments, tailors and dressmakers.
- 7) Laundromats.
- 8) Florists, garden centers and nurseries.
- 9) General office buildings with a total floor area no greater than 2,500 square feet*
- 10) Retail real estate, insurance and travel centers*
- 11) Restaurants*
- 12) Delicatessens*
- 13) Churches or other houses of worship*
- 14) Sales, service, warehousing, repairing, storing, preparation and/or inspection of motor vehicles*
- 15) Medical offices, clinics and veterinary facilities*
- 16) General office buildings with a total floor area greater than 2,500 square feet*
- 17) Health clubs and gymnasiums*

By Special Use Permit*