NEW HYDE PARK, NY 110 | JERICHO TURNPIKE





PROPERTY SPECIFICATIONS:

BUILDING SIZE: \pm 20,280 SF OFFICE SPACE: \pm 2,270

[Plus Large Air-Conditioned 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: \$105,246.47 (\$5.19 PSF)

ASKING SALE PRICE: \$3,650,000 (\$179.98 PSF)

\$3,550,000 (\$175.04 PSF)

PROPERTY HIGHLIGHTS:

- TAXES HAVE BEEN REDUCED.
- CORNER PROPERTY WITH APPROXIMATELY 87'OF FRONTAGE ON JERICHO TURNPIKE
- 10% Offices Recently Renovated
- CLOSE PROXIMITY TO QUEENS BORDER
- o FABULOUS HIGH-VISIBILITY EXPOSURE
- WILL BE DELIVERED <u>VACANT</u> FOR "USER"
- ZONING: BUSINESS
- o Parcel ID: Section 32, Block 64101, Lots 465A & 465B
- ADDITIONAL ± 1,000 SQ. FT. OF MEZZANINE NOT COUNTED IN SQUARE FOOTAGE WILL BE INCLUDED
- EASY TO DIVIDE INTO SMALLER UNITS.

FOR INFORMATION CONTACT EXCLUSIVE BROKER:

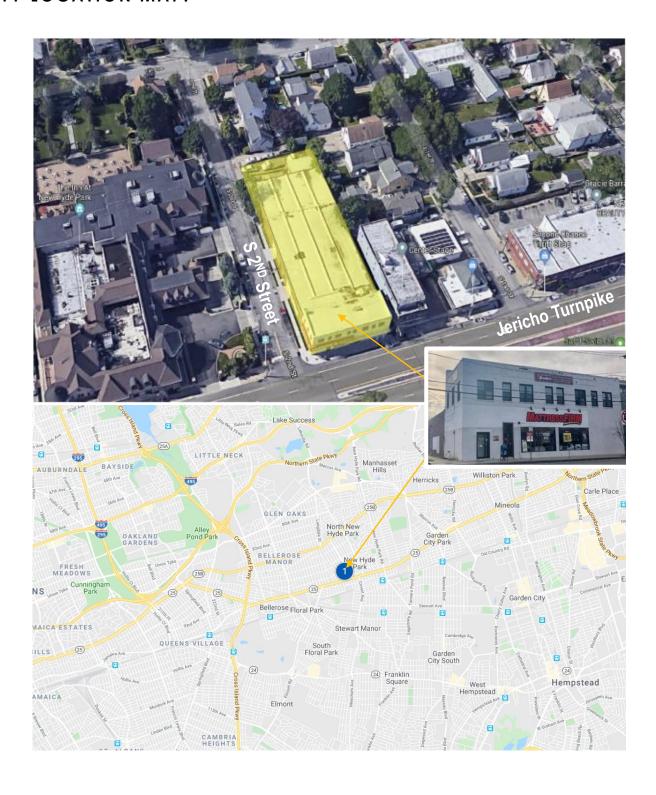
NEW HYDE PARK, NY 110 | JERICHO TURNPIKE



FOR SALE | INDUSTRIAL BUILDING

GREAT FOR "USER" CLOSE PROXIMITY TO NYC

PROPERTY LOCATION MAP:



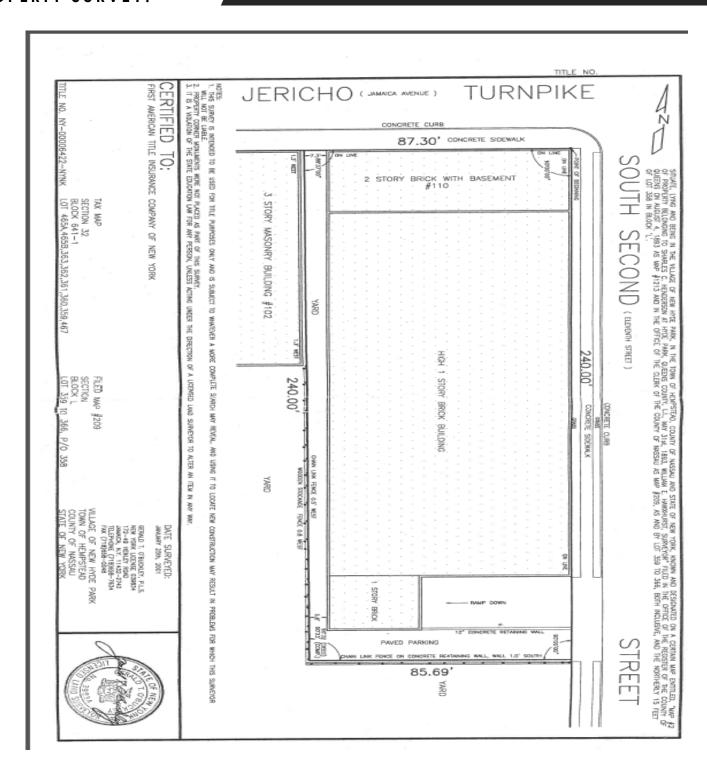
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FOR SALE | INDUSTRIAL BUILDING

PROPERTY SURVEY:

GREAT FOR "USER" CLOSE PROXIMITY TO NYC



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FOR SALE | INDUSTRIAL BUILDING

GREAT FOR "USER" CLOSE PROXIMITY TO NYC

EXAMPLE OF PERMITTED USES:

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

By Special Use Permit*