

258 HERRICKS ROAD

MINEOLA, NEW YORK

FOR SALE OR LEASE | INDUSTRIAL SHOWROOM RETAIL BUILDING

 **PREMIER**
COMMERCIAL REAL ESTATE

HIGH UNIQUE EXPOSURE PROPERTY



GREAT SHOWROOM SPACE

PROPERTY SPECIFICATIONS:

Building Size:	± 7,000 SF
Office/Showroom:	± 2,000 SF
Lot Size:	0.30 Acres
Ceiling Height:	15'0"
Drive In(s):	1
Power:	600 Amps
Heat:	Gas
Sprinklered:	No
Sewers:	Yes
Parking:	Ample
Parcel Id:	Section 9/ Block 35 /Lots 44 & 45
Zoning:	B-1 [Business Districts]
Real Estate Taxes:	\$41,887.65 (\$5.98 PSF)
Asking Sale Price:	\$1,950,000 (\$278.57 PSF)
Asking Lease Price:	\$14.50 PSF NNN

PROPERTY HIGHLIGHTS:

- The building is approximately ± 7,000 sq. ft. with approximately ± 2,000 sq. ft. of Office Showroom
- Located in Central Nassau County, a desirable location, particularly for Buyers coming from the Boroughs
- Very Well-Travelled Street with over 32,000 VPD
- Approximately 3,000 sq. ft. of Paved Parking

ASKING SALE PRICE: \$1,950,000/\$287.57 PSF
ASKING LEASE PRICE: \$14.50 PSF NNN

FOR MORE INFORMATION CONTACT BROKER:

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PROPERTY TAX MAP:

