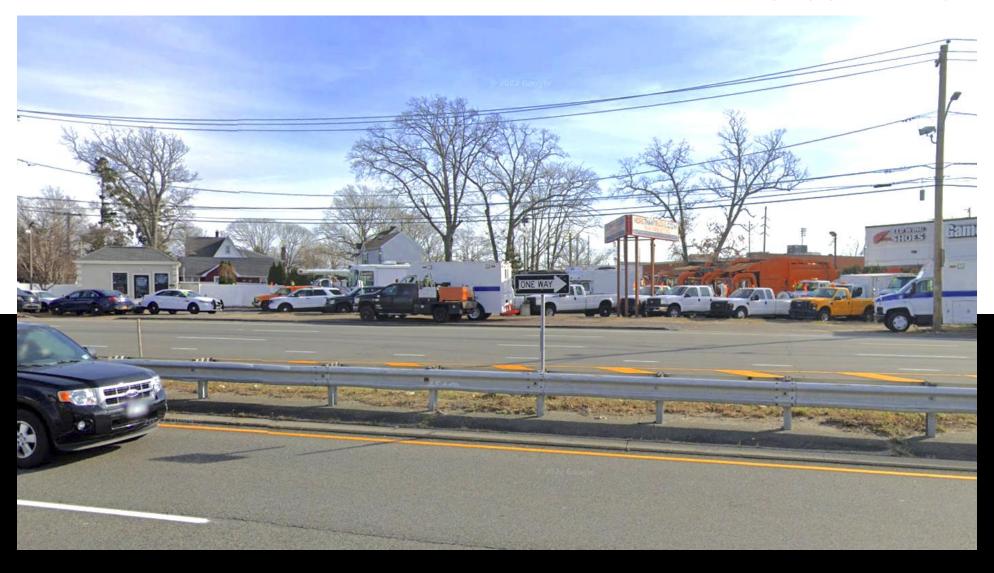
FOR SALE or GROUND LEASE



Fully Approved For Motor Vehicle & Truck Sales

50 Sunrise Highway, Massapequa





Key Details

Offered at: \$1,200,000 or \$120,000/yr NNN

Section: 53 | Block: 27 | Lot: 21 **Lot Size:** 13,856 SQFT | .3181 acre

Taxes: \$36,369.94

Parking: Approx: 70 Trucks - Stacked

Zoning: Light Industrial - Town of Oyster Bay - <u>CLICK HERE</u>

Frontage: 230 Feet

Pylon: V shaped | 20' x 4' | Approx 25' Tall

Curb Cuts: 2

Structure: 220 sqft w/ HVAC & Bathroom

Use: Approved for Motor Vehicle & Truck Sales

Demographics:	2 Mile	5 Mile	10 Mile
2024 Population:	74,391	294,990	929,731
2024 Households:	24,535	98,856	296,047
AVG HH Income:	\$140,703	\$146,826	\$149,909
Median HH Inc:	\$113,229	\$121,200	\$124,258
Median Age:	42 yrs	42.5 yrs	41.9 yrs

Vehicle Traffic 2023: Total: 40,709* Annual Average Daily Traffic

East: 19,458 AADT West: 21,250 AADT

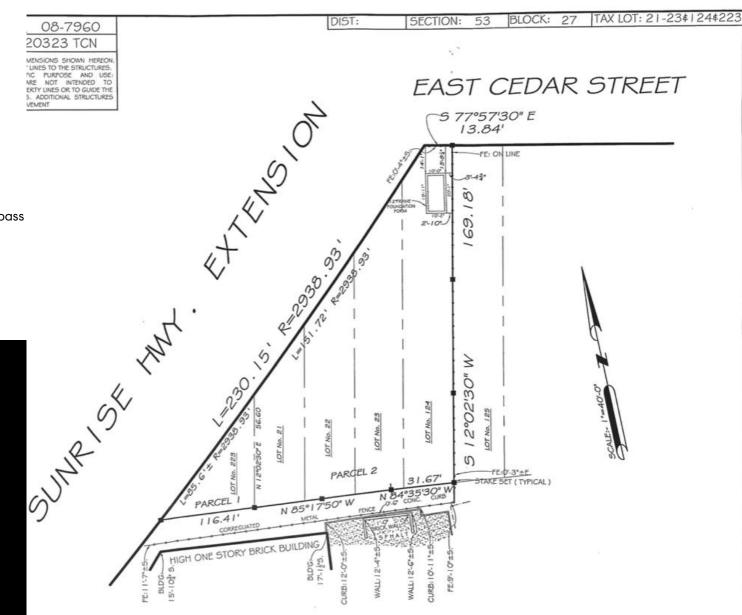
COMPASS COMMERCIAL



Disclaimer: Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including with-out limitation: condition: either latent or patent, income, expenses, size or manner of construction of the property, compliance with local law and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing without prior notice.

THE PROSPECTIVE BUYER OR TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN

^{*} Data from NYS DOT SITE



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VP of Commercial Services at Compass

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www.sixpointsadvisory.com

Meeting of November 9, 2010

RESOLUTION NO. 1073-10

WHEREAS, 50 SUNRISE HIGHWAY LLC, fee owner, petitioned the Town Board of the Town of Oyster Bay for a Special Use Permit in an "LI" District (Light Industry) to allow the use of the subject premises for outdoor motor vehicle and truck sales on the property located at 50 Sunrise Highway, Massapequa, New York and described as Section 53, Block 27, Lots 21 - 23 on the Land and Tax Map of Nassau County; and

WHEREAS, a duly advertised public hearing on said Petition was held by the Town Board of the Town of Oyster Bay on July 27, 2010, at which hearing all parties interested in the subject matter and desiring to be heard were heard; and

WHEREAS, the Town Board of the Town of Oyster Bay, after having reviewed the recommendations of the Town Environmental Quality Review Division, did, by Resolution No. 982-10, adopted on October 19, 2010, declare and find that the subject application will not have a significant effect on the environment, and the proposed actions in the Petition constitute a Negative Declaration, in accordance with the New York State Environmental Conservation Law and its applicable regulations thereon; and

WHEREAS, the Town Board of the Town of Oyster Bay, based upon the relevant facts and circumstances presented at the public hearing, and based upon the facts and information within the personal knowledge of the members of the Town Board, finds the following: that because of the area, location, nature and character of the subject property, the below described premises are adequate and suitable for the requested use; that the granting of this application, subject to the imposition of certain covenants, restrictions and provisions, will not adversely affect the present character of the area; and the granting of this application will be compatible with the purposes and objectives of the comprehensive zoning plan of the Town of Oyster Bay; and

WHEREAS, Frederick P. Ippolito, Commissioner of the Department of Planning and Development, by memorandum dated May 3, 2010, advises that the Department of Planning and Development has reviewed the following three (3) plans prepared by NM Designs and the one (1) Lighting Plan prepared by Rudd Lighting:

SHEET NUMBER	TITLE	DATE
A-1	SITE PLAN, ZONING ANALYSIS	12/03/09
A-2	PARKING DETAILS, OFFICE DETAILS	
	& SIGNAGE DETAILS	12/03/09
L-1	LANDSCAPE PLAN	12/04/09
~~~	LIGHTING PLAN (Rudd Lighting)	12/22/09

WHEREAS, said Commissioner further reports that the plans submitted, as modified, comply with the standards set forth in the Code of the Town of Oyster Bay, Section 246.6, Site Plan Review, and recommends Town Board approval for the site plans described herein,

Property Ox

Fuduy P. Iprohito

Commissioner, Department of Planning and Developmen

#### Certificate of Occupancy

Town of Oyster Bay Department of Planning and Development Division of Building, 74 Audrey Ave, Oyster Bay, NY 11771 No. A504869

12/23/2013

	on						
IRA TENNANT, 145 KINGS	ON BLVD ISLAND PAI	RK, NY 11558					
Property Information:	School District				Section Block Lot(s)	Zone	
	Amityville				53-27-21	U	Territoria de la composición dela composición de la composición dela composición de la composición dela composición de la composición de l
Located on Sic	le of Feet			THE REAL PROPERTY.	Of	Post Office	
		0.00	С		E. CEDAR ST & SUNRISE HWY	MASSAPEQUA	
Address of Installation:	50 SUNRISE HWY	MASSAPEQUA NY	11758				
Appl. No. Permit N	lo. Permit Date	Receipt No.	ZBA No.	ZBA Date	Town Board Date	CA No.	Elec No
09000171 R110008 Work Completed	88 03/18/2011	01000375138				G506518	4578B
R11000888 - A 10 accommodate use	' x 20' (OA) (20 e for <b>"More Th</b>	an Trucks.Co	m" .		lon-Fire Sprinklered		
			Town of Outer Ser				
This certifies that the above constru	ction conforms with the app	roved plans and codes of ti	ne Town or Oyster say				
This certifies that the above constru Fudecuty P · Topio hoto	ction conforms with the app	roved plans and codes of ti	ne Town or Cyster say		tate Fire Prevention and Building Code. Initials		

1053	Tow	n of Oy	ster Bay Dep	mpletion partment of Plan Audrey Ave, Oys			No. 5038		
Property Owner				A				SERVICE SERVICE	16.50%
Property Inform			INSUSTRIAL PL	ISLAND PARK, NY 1	1558	STATE OF THE PARTY	Section Block Lot(s)	Zone	STREET,
Miles and Business		Amity	A STATE OF THE PARTY OF THE PAR	Section Control of Control of Control			53-27-21	U	
Located on	COLUE:	ide of	TANK DE SERVICE	Feet	20.70	TO NO.	Of	Post Office	NO.
				0.00	С		E. CEDAR ST & SUNRISE		
Address of Insta	llation:	50 S	UNRISE HWY M	IASSAPEQUA NY	11758		1.1111		
Appl. No. 13090376 10001466 09000171	Permi R1300 R1100 R1100	14774 10889	Permit Date 10/22/2013 03/18/2011 03/18/2011	0100038271	ZBA No. 3 10-215	ZBA Da	Town Board No.	Date	Elec No. 45788
Work Complete	d								
R13004774	1 - A 2	86 lin	ft. of 6 ft.	H PVC fencing	g along soutl	nern and	easterly property l	ooundaries	
				panels) V-Sh					
R11000888	3 - 50	O lin. I	et, of conc	rete curbs: a	1.83' x 4.83'	concrete	pad, 1,287 sq. yds.	Of asphalt	. 288 cub
			drywells.	212 221 23, 0	4.00		paa, 2,23, 34, 743	- Lapinare	,

1053	Certificate of Approval of Plumbing Town of Oyster Bay Department of Planning and Development Division of Building, 74 Audrey Ave, Oyster Bay, NY 11771					No. G506518 10/09/2013		
Property Owner I								
IRA TENNANT, 14			11558					
Property Informat	The second second second	ALCOHOL: STATE OF THE PARTY OF		THE REAL PROPERTY.		Section Block Lot(s)	Zone	
	Amityvil	le				53-27-21	u	
Located on	Side of	Feet	12 15	LIDER BUILD	Mar	Of	Post Office	
-		0.00		С		E. CEDAR ST & SUNRISE HWY	MASSAPEQUA	
Plumber/Contrac	tor Info:	Z-RITE PLUMBIN	G & HEATING CO	ORP.			*	
Address of Install	ation:	50 SUNRISE HW	r, NY 11758					
. debrarea.	Permit No. R11000888	Permit Date 03/18/2011	Sewer No.	Sewer Date		pt No. Insp 0375138 DH	Date 08/08/13	
R11000888-	PLUMBING	FIXTURES- (	WC, LAV).					
This certifies that the ab		nage installed under the	above Permit meets t	he requirements of the Plumi	ing code o	f the Town of Oyster Bay.		
Commissioner, De	epartment of Pla	nning and Develop	ment					