

COMPASS COMMERCIAL

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 - [CLICK HERE](#)

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

* Data from NYS DOT SITE

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

Reviewed By
 Office of Town Attorney
Paul Wood

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,



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

Property Owner Information IRA TENNANT, 145 KINGSTON BLVD ISLAND PARK, NY 11558			
Property Information:	School District	Section/Block/Lot(s)	Zone
	Amityville	53-27-21	LI
Located on	Side of	Feet	Of
		0.00	C
Address of Installation:		50 SUNRISE HWY MASSAPEQUA NY 11758	

Appl. No.	Permit No.	Permit Date	Receipt No.	ZBA No.	ZBA Date	Town Board No.	Date	CA No.	Elec No.
09000171	R11000888	03/18/2011	01000375138					G506518	45788

Work Completed
 R11000888 - A 10' x 20' (OA) (200 sq. ft.) one (1) story (Type 5A) (Non-Fire Sprinklered) building to accommodate use for "More Than Trucks.Com"

This certifies that the above construction conforms with the approved plans and codes of the Town of Oyster Bay and the New York State Fire Prevention and Building Code.
Frederick P. Ippolito Initials
 Commissioner, Department of Planning and Development



Certificate of Completion

Town of Oyster Bay Department of Planning and Development
 Division of Building, 74 Audrey Ave, Oyster Bay, NY 11771

No. 503826

12/23/2013

Property Owner Information 50 SUNRISE HIGHWAY LLC, 4200 INDUSTRIAL PL ISLAND PARK, NY 11558			
Property Information:	School District	Section/Block/Lot(s)	Zone
	Amityville	53-27-21	LI
Located on	Side of	Feet	Of
		0.00	C
Address of Installation:		50 SUNRISE HWY MASSAPEQUA NY 11758	

Appl. No.	Permit No.	Permit Date	Receipt No.	ZBA No.	ZBA Date	Town Board No.	Date	Elec No.
13090376	R13004774	10/22/2013	01000382713	10-215				
10001466	R11000889	03/18/2011						45788
09000171	R11000888	03/18/2011						

Work Completed
 R13004774 - A 286 lin. ft. of 6 ft. H PVC fencing along southern and easterly property boundaries
 R11000889 - A 4' x 40' (2-4' x 20' panels) V-Shaped illuminated ground sign.
 R11000888 - 500 lin. Ft. of concrete curbs; a 4.83' x 4.83' concrete pad, 1,287 sq. yds. Of asphalt, 288 cub. Yds of base and six (6) drywells.

This certifies that the above construction conforms with the approved plans and codes of the Town of Oyster Bay and the New York State Fire Prevention and Building Code.
Frederick P. Ippolito Initials
 Commissioner, Department of Planning and Development



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 Information IRA TENNANT, 145 KINGSTON BLVD ISLAND PARK, NY 11558			
Property Information:	School District	Section/Block/Lot(s)	Zone
	Amityville	53-27-21	LI
Located on	Side of	Feet	Of
		0.00	C
Address of Installation:		50 SUNRISE HWY MASSAPEQUA NY 11758	

Appl. No.	Permit No.	Permit Date	Sewer No.	Sewer Date	Receipt No.	Insp	Date
09000171	R11000888	03/18/2011			01000375138	DH	08/08/13

Work Completed
 R11000888- PLUMBING FIXTURES- (WC, LAV).

This certifies that the above Plumbing and Drainage installed under the above Permit meets the requirements of the Plumbing code of the Town of Oyster Bay.
Frederick P. Ippolito Initials
 Commissioner, Department of Planning and Development

