



**MINEOLA- 250 MINEOLA BLVD
EXCLUSIVE
PROFESSIONAL OFFICE AND RETAIL
BUILDING FOR SALE**



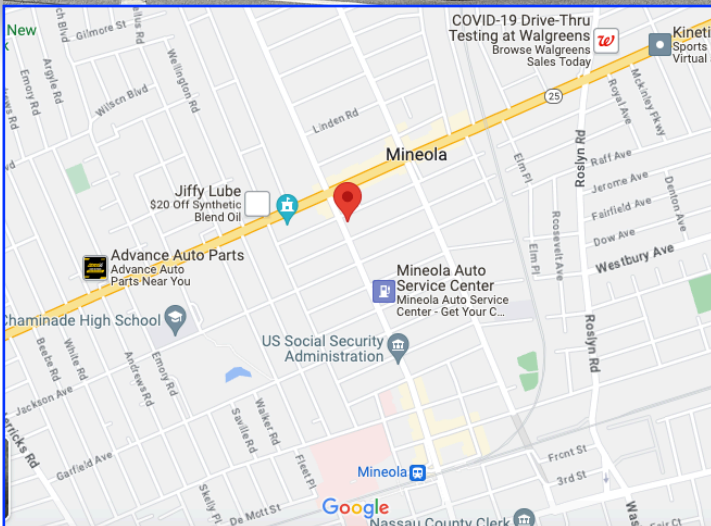
**PROPERTY
SPECS:**

**• APPROXIMATELY
16,000+/- SQ FT
BUILDING ON .24
ACRES**

• BUILDING CAN BE

**DELIVERED OCCUPIED OR
6,000+/- OFFICE VACANT TO
OWNER/USER**

- IDEAL FOR RETAIL OR
PROFESSIONAL OFFICE**
- DEDICATED PARKING LOT (15
CARS)**
- ZONED BUSINESS B-2 (VILLAGE
OF MINEOLA) IN DOWNTOWN
MINEOLA**
- WALKING DISTANCE TO MINEOLA
LIRR, NYU LANGONE HOSPITAL,
AND NASSAU COUNTY
MUNICIPAL BLDGS**
- POSSIBLE DEVELOPMENT
POTENTIAL**
- SECTION 9, BLOCK 406, LOTS
130-133**



SALE: \$ 4,500,000

TAXES: \$92,101 +/- YR

**CONTACT EXCLUSIVE BROKER:
FMC REALTY ASSOCIATES
CHRIS LYNCH
P: (516)361-1650
E: CHRISLYNCH@FMCREALTY.COM**



ADDITIONAL PICTURES







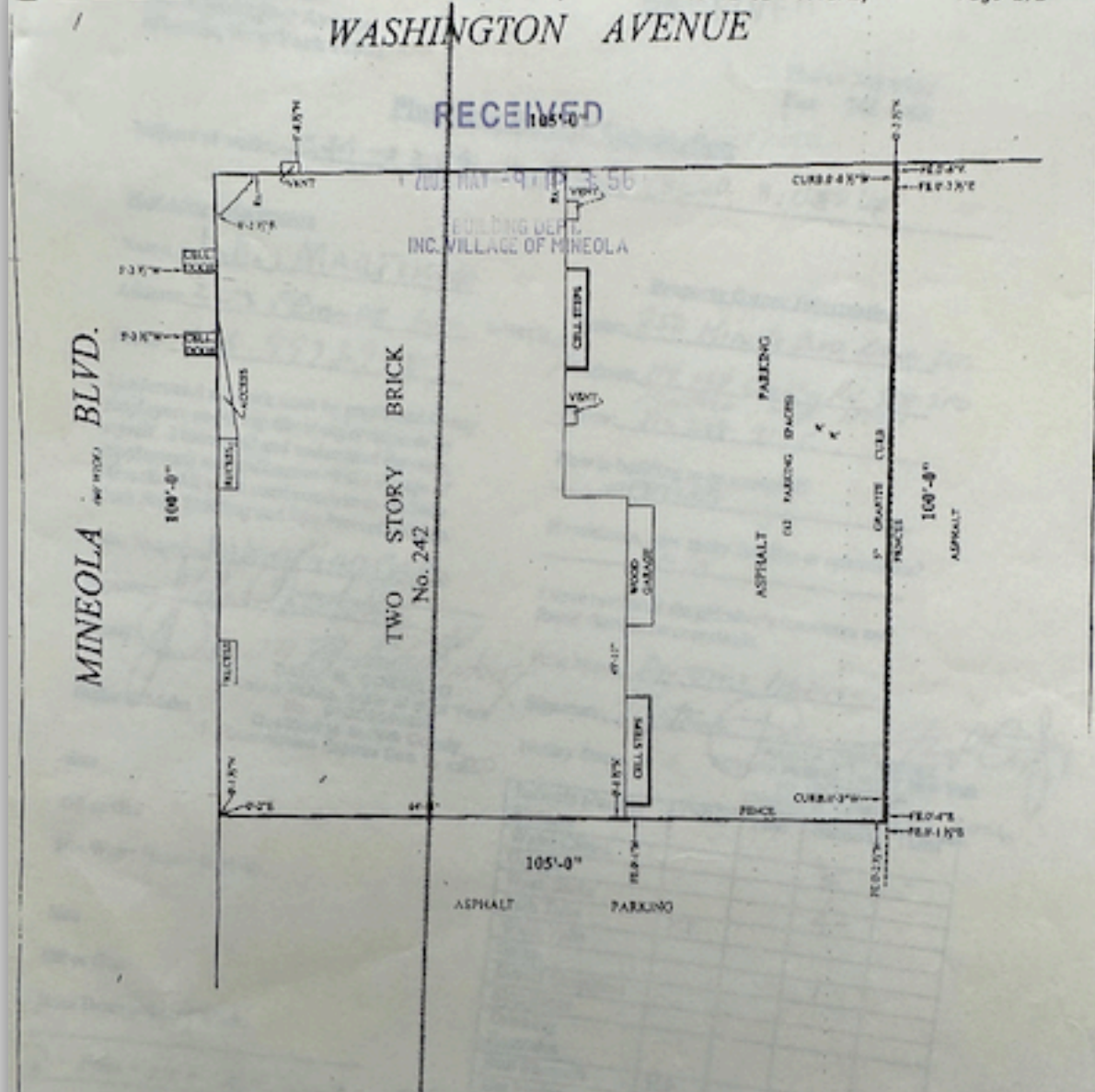
SURVEY

Sent By: HP LaserJet 3100;

5162437897;

Dec-12-02 4:18PM;

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TITLE NO: SAS1196N

CERTIFIED TO :

Assoc. Planner
Fidelity National Title Insurance Company
Skyline Abstract & Settlement Corporation

Law No. 130 to 133 includes in Block C on a certain map entitled "Map of property of the Mineola Park Co. of Mineola, Queens County, New York, approved by J. M. Rodighi, Jr., dated August 15, 1891," and filed in the office of the Clerk of the County of Queens on August 27, 1891 in map No. 893, "New York Map No. 50."

TOWN OF NORTH HEMPSTED SECTION 9
BLOCK 406 LOT 130-133
BOROUGH OF NASSAU STATE OF NEW YORK

Note:
This survey is intended to be used for Title purposes only and is subject to whatever
a more complete title search may reveal.
It is not to be used as basis for new construction.
Unauthorized reliance on this as a survey map bearing a Licensed Land Surveyor's
seal is a violation of section 7209, subdivision 2, of the New York State Education Law.



Surveyed: December 5, 2002

Carlisle Ian Douglas

Licensed Land Surveyor
206 Lenox Road
Brooklyn, NY 11226

Tel: (718) 469-3014 Fax: (718) 462-6125

Carlisle Ian Douglas
NEW YORK LICENSE NO. 050433