



Listing Neighborhood

**135-139 Plandome Rd
Manhasset, NY 11030**

\$4,500,000

Key Details

Taxes	\$37,460.00
Insurance	\$14,700.00
Landsaping	\$1,200.00
Snow Removal	\$250.00
Total	\$53,610.00
Gross Rent	\$165,000.00
NOI	\$111,390.00
Price	\$4,500,000
Cap %	2.48%

- Central Air & Heating
- 16 Parking Spots
- 1 Blcok from LIRR
- Renovated

General Information

GLA 3,300 sf
Building Total 4,694 sf
Section 3
Lot 12
Block 1900
Lot 112 x 119
10,896 sf

Prime Commercial Real Estate Opportunity

Exceptional commercial property in the heart of Manhasset, just one block from the LIRR. This 3,300 SF, two-story building offers a prime location on Plandome Rd with an attached 13-car parking lot and 3 additional reserved spots across the street. The 2,400 SF first floor is currently leased to a plastic surgeon's office, while the 900 SF second floor, previously a chiropractic practice, is vacant and ideal for office or medical use.

Real Estate like this is rarely available. This property combines high visibility, flexible space, and ample parking in a coveted location. Perfect for investors or owner-occupants seeking a prestigious address.



Connie Liappas

Lic. Assoc. R.E. Broker
M: 516.319.3274
connie.liappas@compass.com



Nicholas Liappas

Lic. Assoc. R.E. Broker
M: 516.214.7761
O: 516.517.4751
nicholas.liappas@compass.com

COMPASS



Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.