

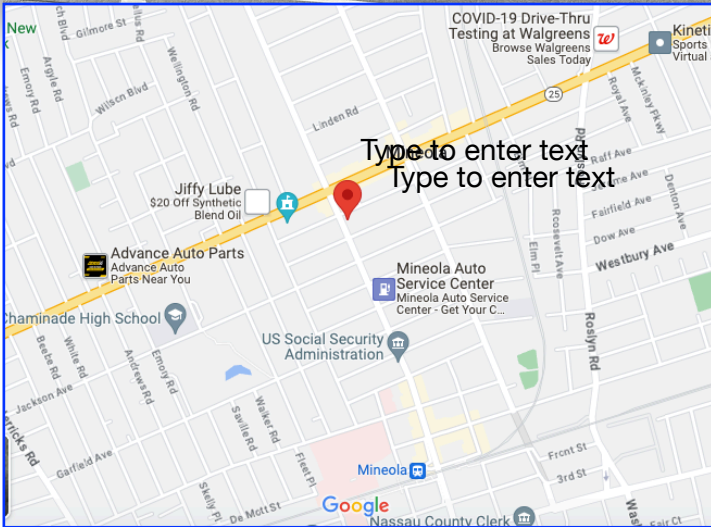


**MINEOLA- 250 MINEOLA BLVD  
EXCLUSIVE  
PROFESSIONAL OFFICE AND RETAIL BUILDING  
FOR SALE**



**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 REDUCED  
\$4,000,000  
TAXES: \$92,101 +/- YR**

**CONTACT EXCLUSIVE BROKER:  
FMC REALTY ASSOCIATES  
CHRIS LYNCH  
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## ADDITIONAL PICTURES









