



**LONG ISLAND**

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**NEW YORK**

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**NEW JERSEY**

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**MATTHEW J. GUZOWSKI**

REAL ESTATE SALESPERSON  
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## **OFFERING MEMORANDUM**

**OFFERING PRICE: \$5,000,000.00**

### **PRIME NORTHERN BOULEVARD LOCATION**

**195 Northern Boulevard  
Great Neck, New York 11021**



Goodman-Marks Associates, Inc. has been exclusively retained to sell the property located at 195 Northern Boulevard, Great Neck, New York (the "Property"). The Property contains 16,500± square feet (0.38± acres) of land area and is improved with a well-maintained, one-story, auto-dealership building containing 5,000± square feet of gross building area. The Property contains a showroom/sales area, office space, and a one-bay service garage. The Property features over 145 feet of frontage along Northern Boulevard with an Annual Average Daily Traffic (AADT) of 21,000±. The Property will be delivered vacant and is ideal for an end user, as an investment property, or for redevelopment.



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**PROPERTY SUMMARY**

Property Address:	195 Northern Boulevard Great Neck, Town of North Hempstead Nassau County, New York
Tax Map Identification:	Section 2, Block 284, Lots 724-730
Property Description:	The Property is comprised of a corner parcel of B-A Business A-zoned land containing 16,500± square feet (0.38± acres). The site is currently improved with a one-story automobile dealership building containing 5,000± square feet of GBA, which was originally constructed circa 1937. The building contains a showroom/sales area, office space, and a one-bay service garage. The Property has a land-to-building ratio of 3.30:1.00 and contains ample on-site parking (estimated to be approximately 30± spaces).
Land Area:	16,500± sq. ft. (0.38± acres)
Gross Building Area:	5,000± sq. ft.
Current Use:	Automobile Sales
Zoning:	B-A Business A (Town of North Hempstead)
Key Features:	Prime Northern Boulevard location. The Property will be delivered vacant and is ideal for an end user, as an investment property, or for redevelopment.
Annual Average Daily Traffic (AADT):	21,000±



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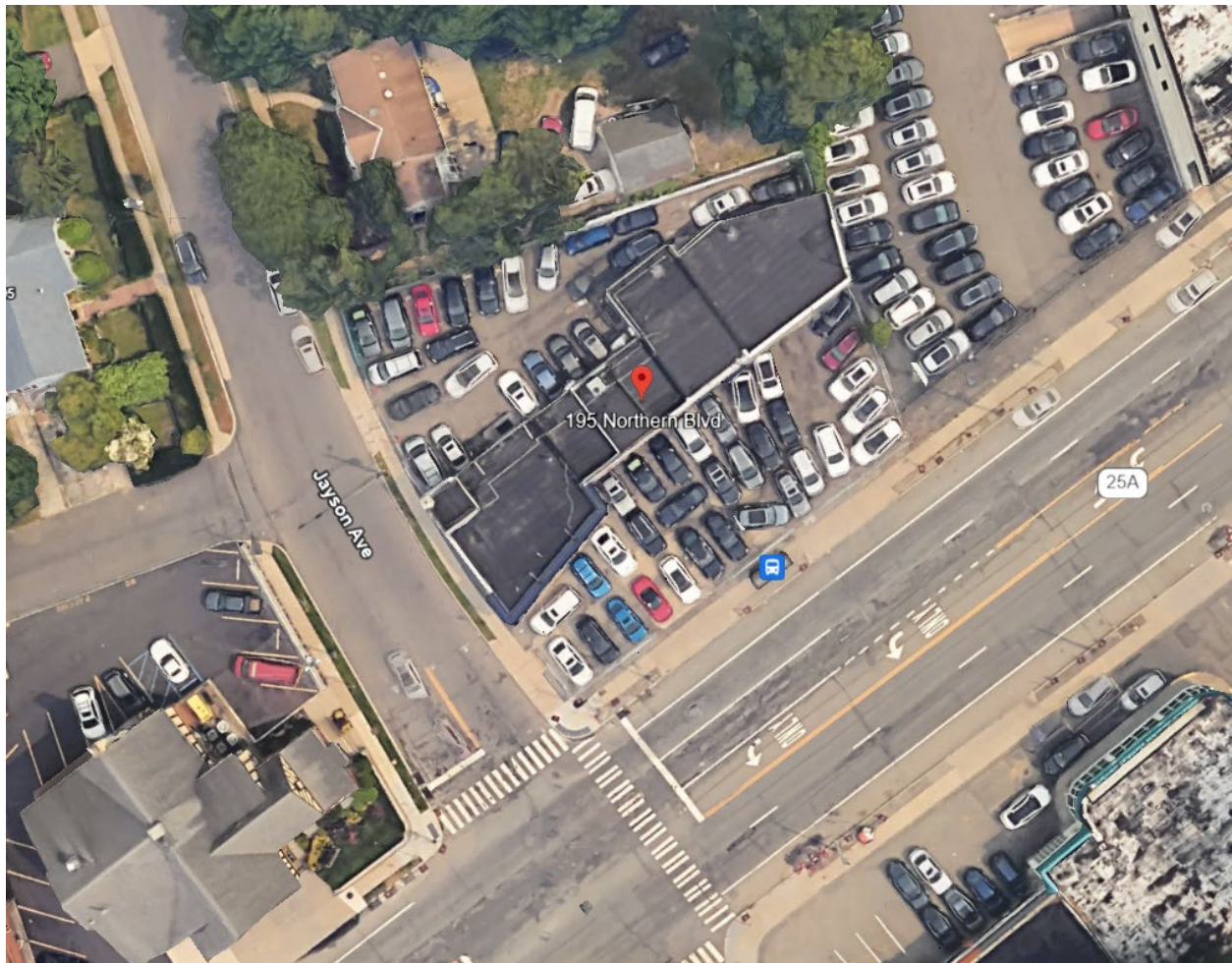
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**IMMEDIATE LOCATION MAP OF THE PROPERTY**





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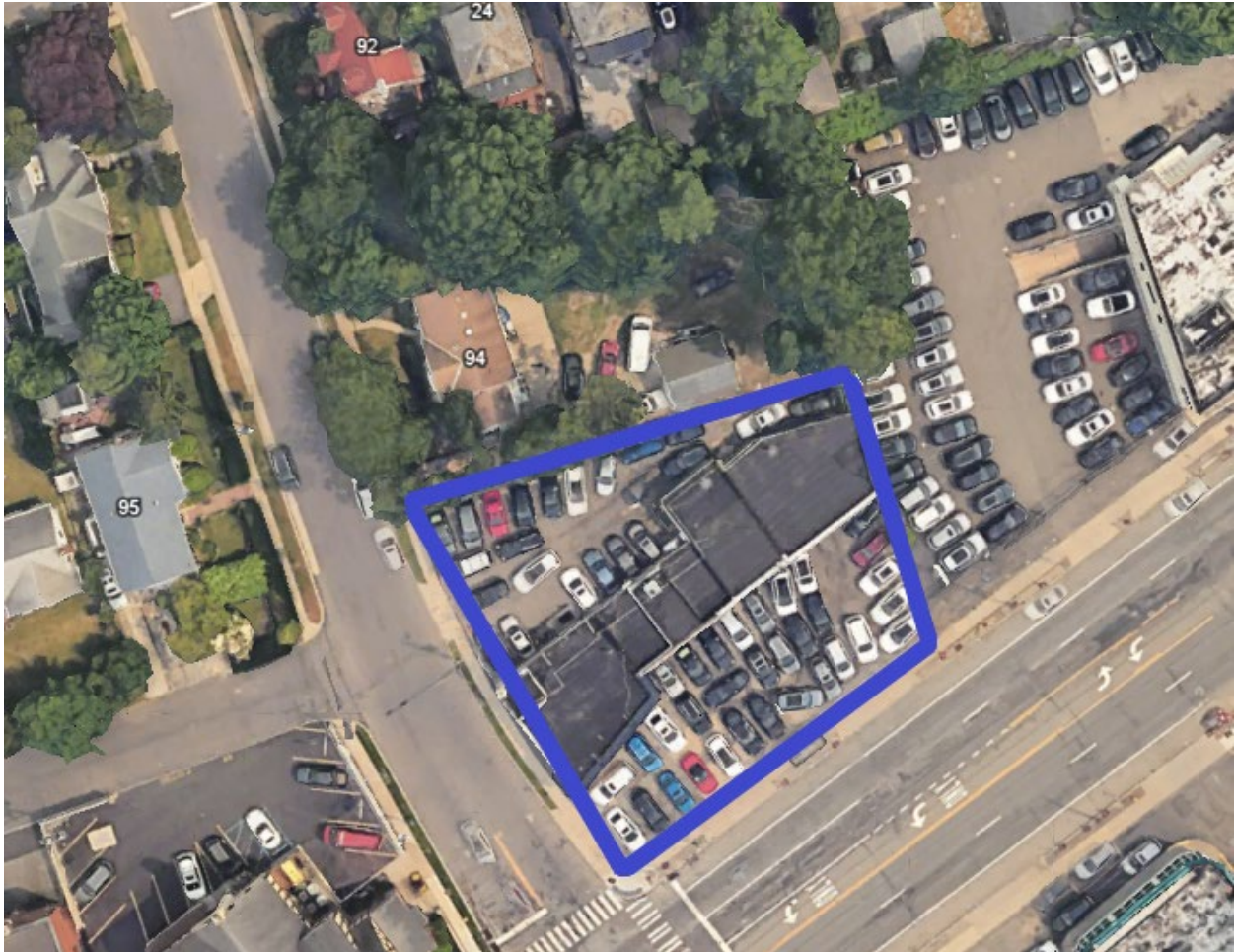
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**AERIAL VIEW OF THE PROPERTY**





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**SATELLITE VIEW OF THE PROPERTY (EASTBOUND)**





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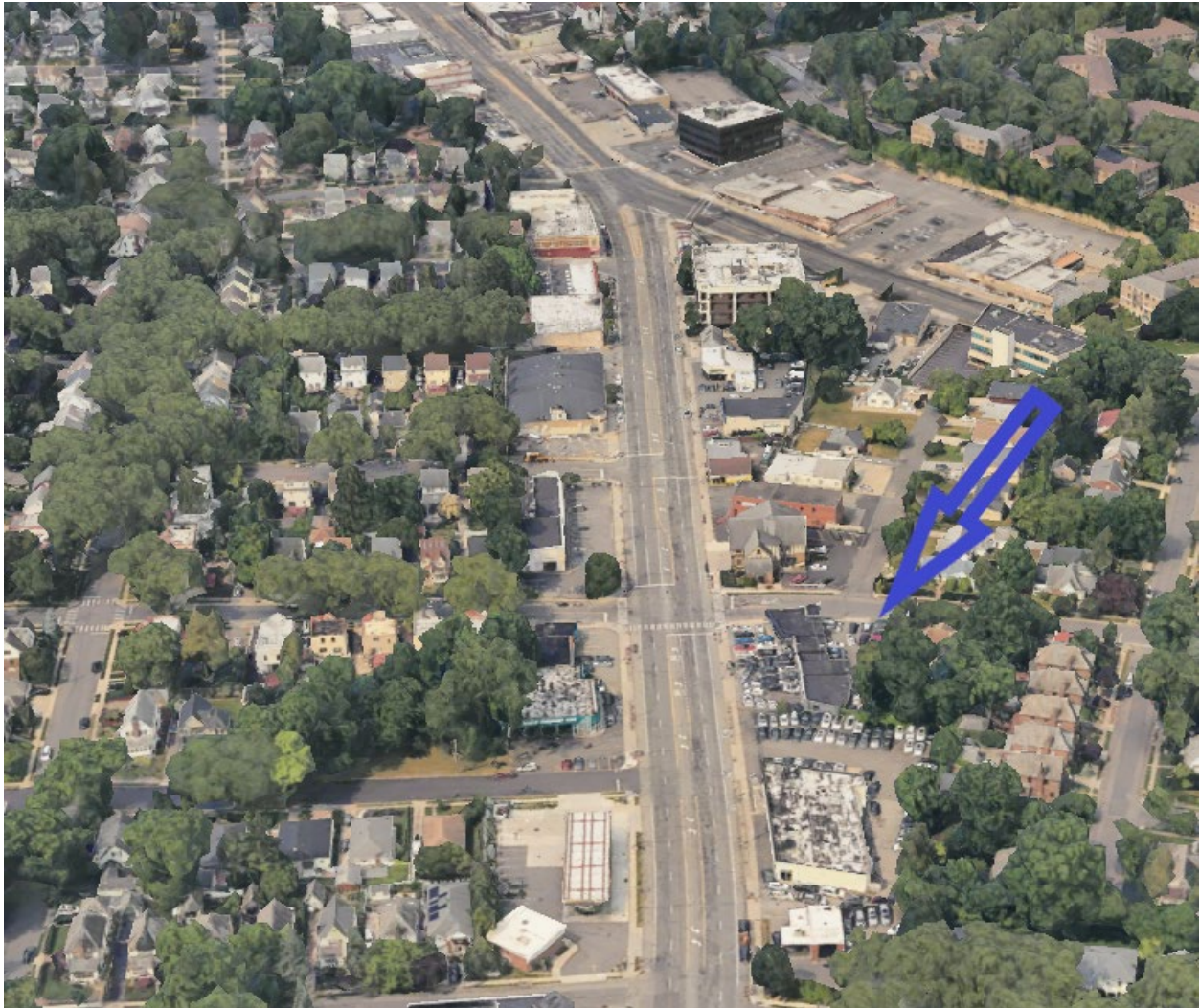
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**SATELLITE VIEW OF THE PROPERTY (WESTBOUND)**





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**SURROUNDING USES LOCATION MAP**



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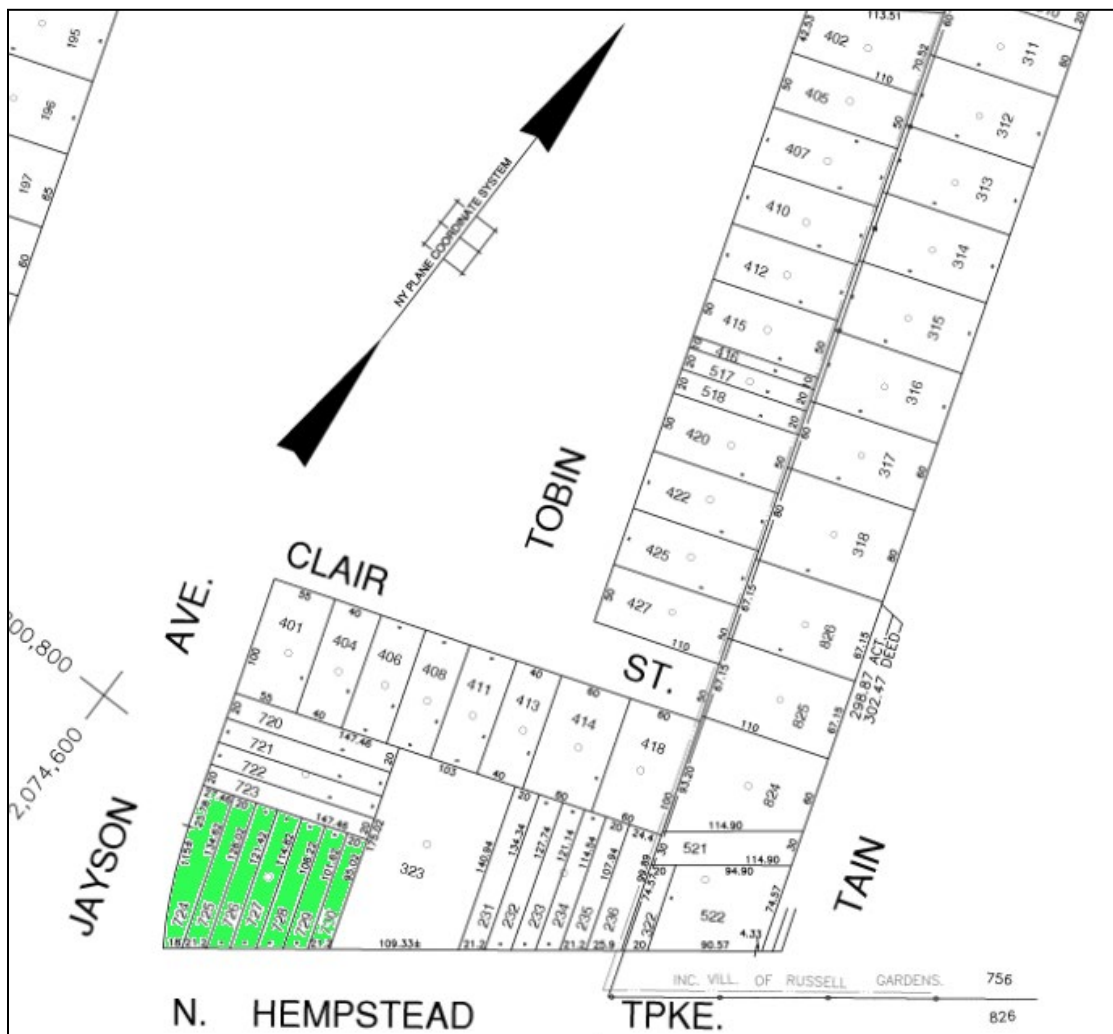
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**TAX MAP**

*Section 2, Block 284, Lots 724-730*



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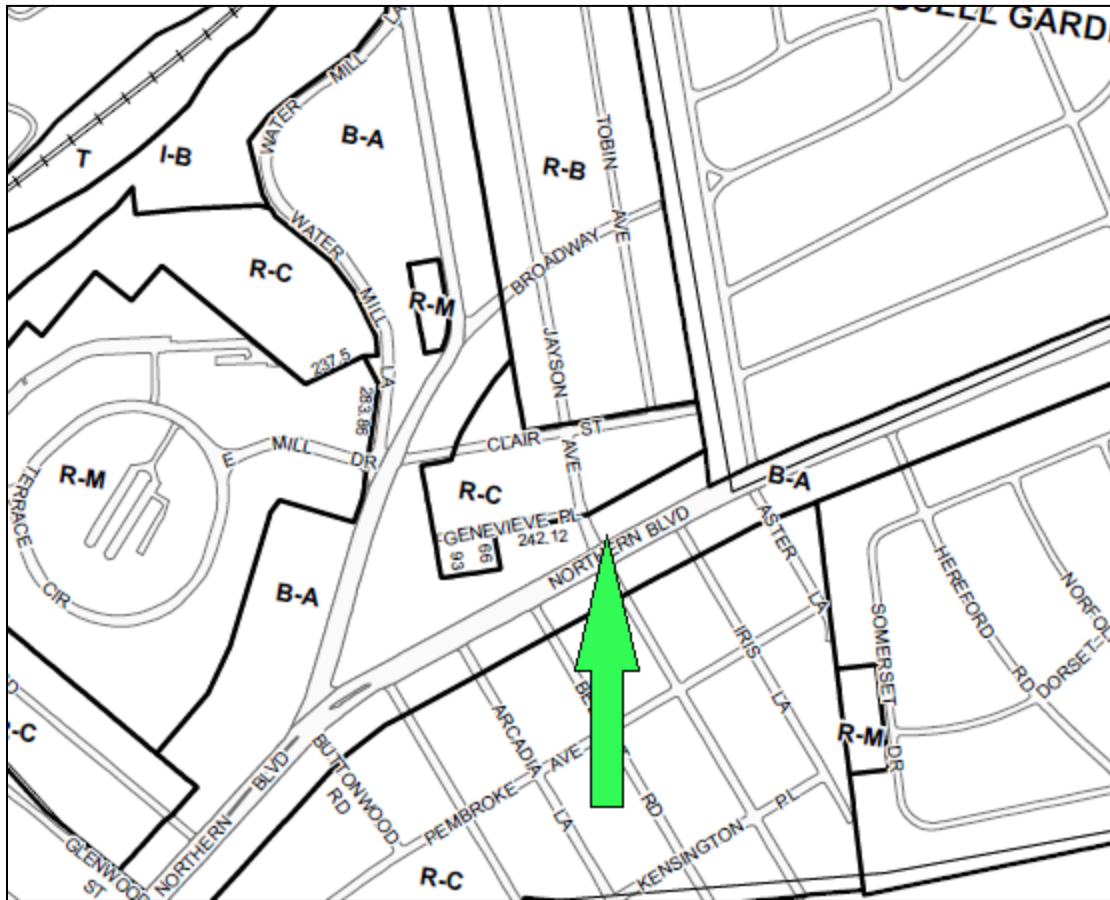
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### ZONING MAP



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**AGREEMENT AND DISCLAIMERS**

**Disclaimer**

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose.

All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.

You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Goodman-Marks Associates, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.