



1351 NORTHERN BOULEVARD - MANHASSET

4,000 SQ FT \$ 10,667/ MONTH

CHRIST EPISOPAL CHURCH IN MANHASSET HAS APPROXIMATELY 4,000 SQ FT RENTABLE SPACE THAT IS LOOKING TO LEASE TO A NON PROFIT ORGANIZATION. THE SPACE INCLUDES THE PARISH HALL WITH OVER 2,000 SQ FT RENTABLE/APPROXIMATELY 20 FT HIGH CEILINGS WITH A BRAND NEW KITCHEN ADJACENT WITH SEPARATE ENTRANCE INSIDE AND OUTSIDE THE BUILDING. TWO HANDICAP BATHROOMS ON UPPER LEVEL. PLUS FOUR ADDITIONAL ROOMS THAT CAN BE USED AS OFFICES OR CLASSROOMS WITH ADA COMPLIANT BATHROOMS ON THE LOWER LEVEL. FULLY HANDICAP ACCESS WITH AN ELEVATOR INSIDE THE BUILDING. THE SPACE IS UTILIZED ON SUNDAYS AND TUESDAY EVENINGS.

LOCATED IN MANHASSET, NEAR RESIDENTIAL AREAS AND SCHOOLS. CLOSE TO PUBLIC TRANSPORT STATION. HIGH EXPOSURE ON MAIN ROAD. TRULY A SPECTACULAR LOCATION FOR ANY SORT OF OFFICE, CLOSE TO MULTIPLE EATERIES, NEIGHBORING SHOPPING CENTERS, CLOSE TO BANKS, CLOSE TO CAFES, ETC.

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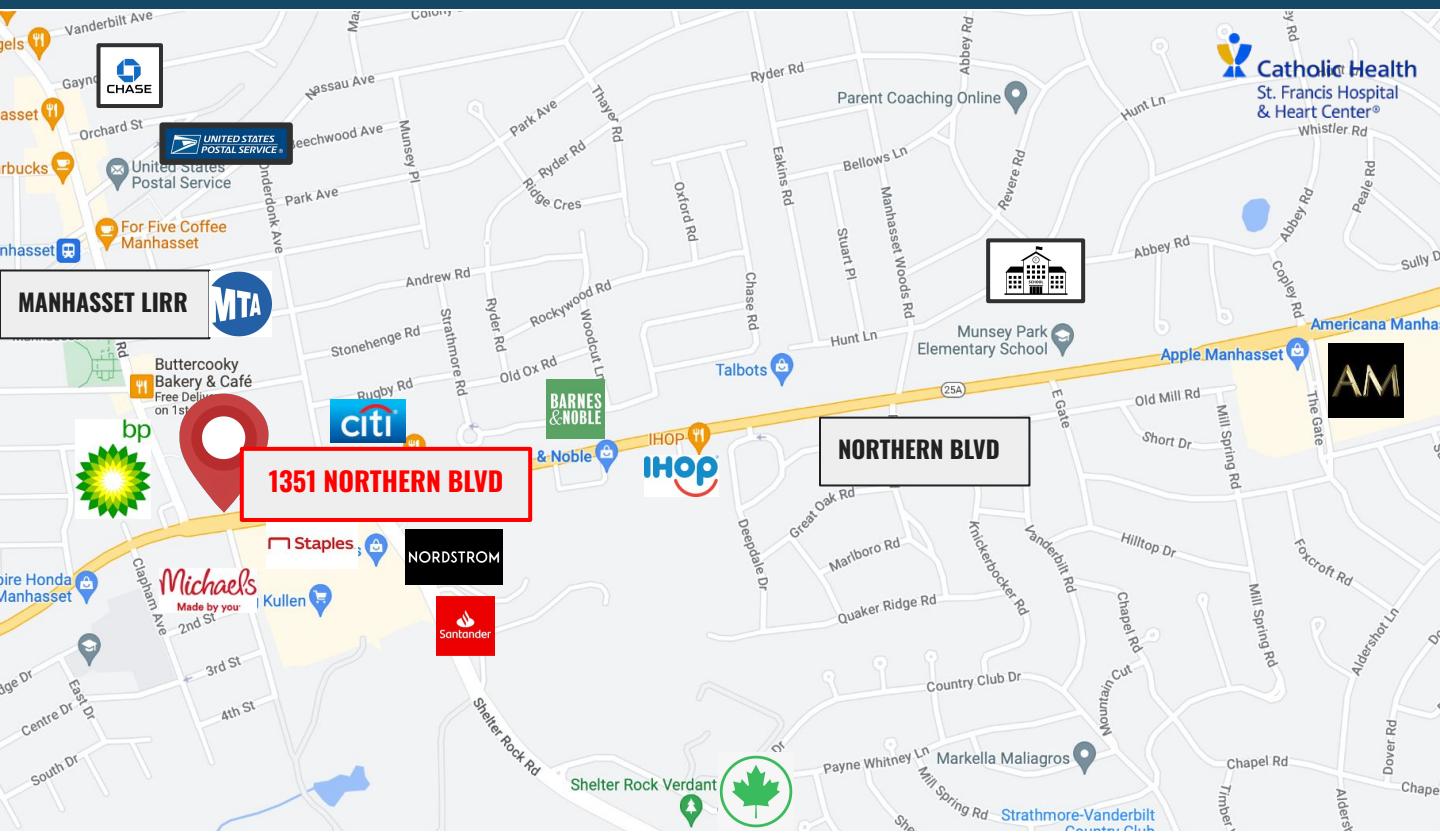
ROZITA SOOMEKH

Licensed Real Estate Broker

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SUMMARY

ACREAGE	2.854
YEAR BUILT	1913

Public Transportation

COMMUTER RAIL
Manhasset Station

DRIVE DISTANCE
3 min 0.5 mi

Train Manhasset Station to Manhattan Approx 40 mins

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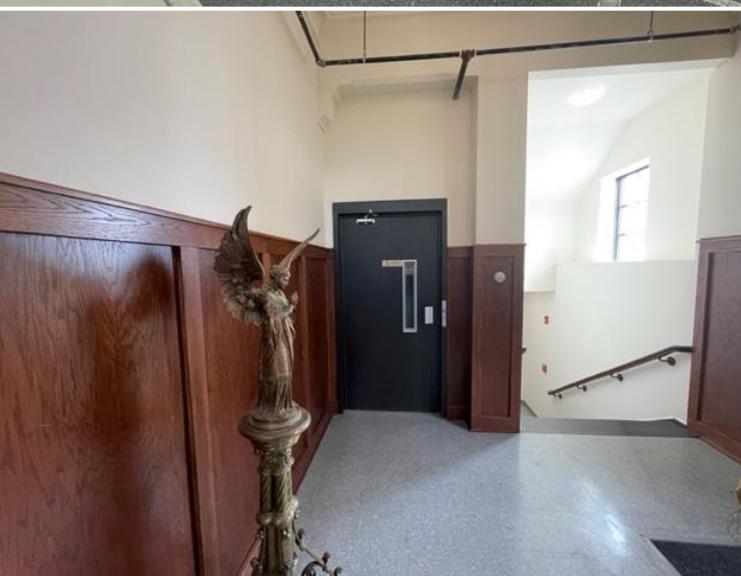
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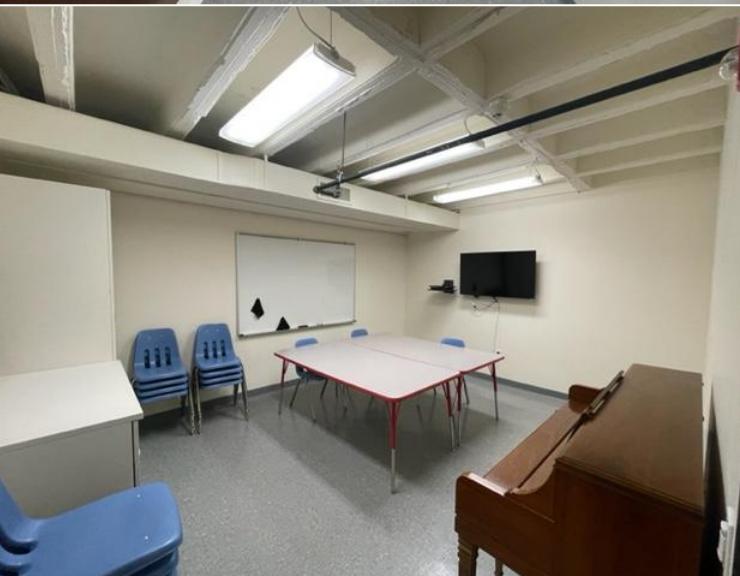


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MANHASSET

NEW YORK



Manhasset is an extremely ethnically-diverse town. Manhasset is a small coastal town (i.e. on the ocean, a bay, or inlet) located in the state of New York. With a population of 8,176 people and three constituent neighborhoods. Manhasset is a decidedly white-collar town, with fully 92.09% of the workforce employed in white-collar jobs, well above the national average. Overall, Manhasset is a town of sales and office workers, professionals, and managers. There are especially a lot of people living in Manhasset who work in sales jobs (17.95%), management occupations (16.31%), and healthcare (10.20%).

TOTAL POPULATION
±8.000



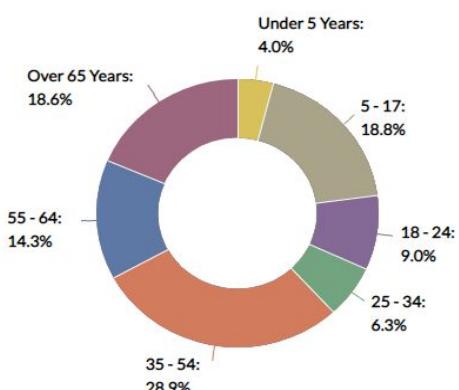
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Age Demographic



MEDIAN HOUSEHOLD INCOME

