

## Oceanside – 7,500 SF +/- Building For Sale/Lease

**2816 Long Beach Rd. (Formerly Salon Montaaage)**

**Corner Property with Traffic Signal**



**Sale: \$1,888,000 (\$251 PSF)**

**Taxes: \$61,639**

**Rent: \$35.00 SF Gross for  
entire 7,500 SF**

**For information and/or inspection  
call:**

***Exclusive Agent:***

**Steven Epstein**

**Real Estate Salesperson**

**Direct: 516.320.7704**

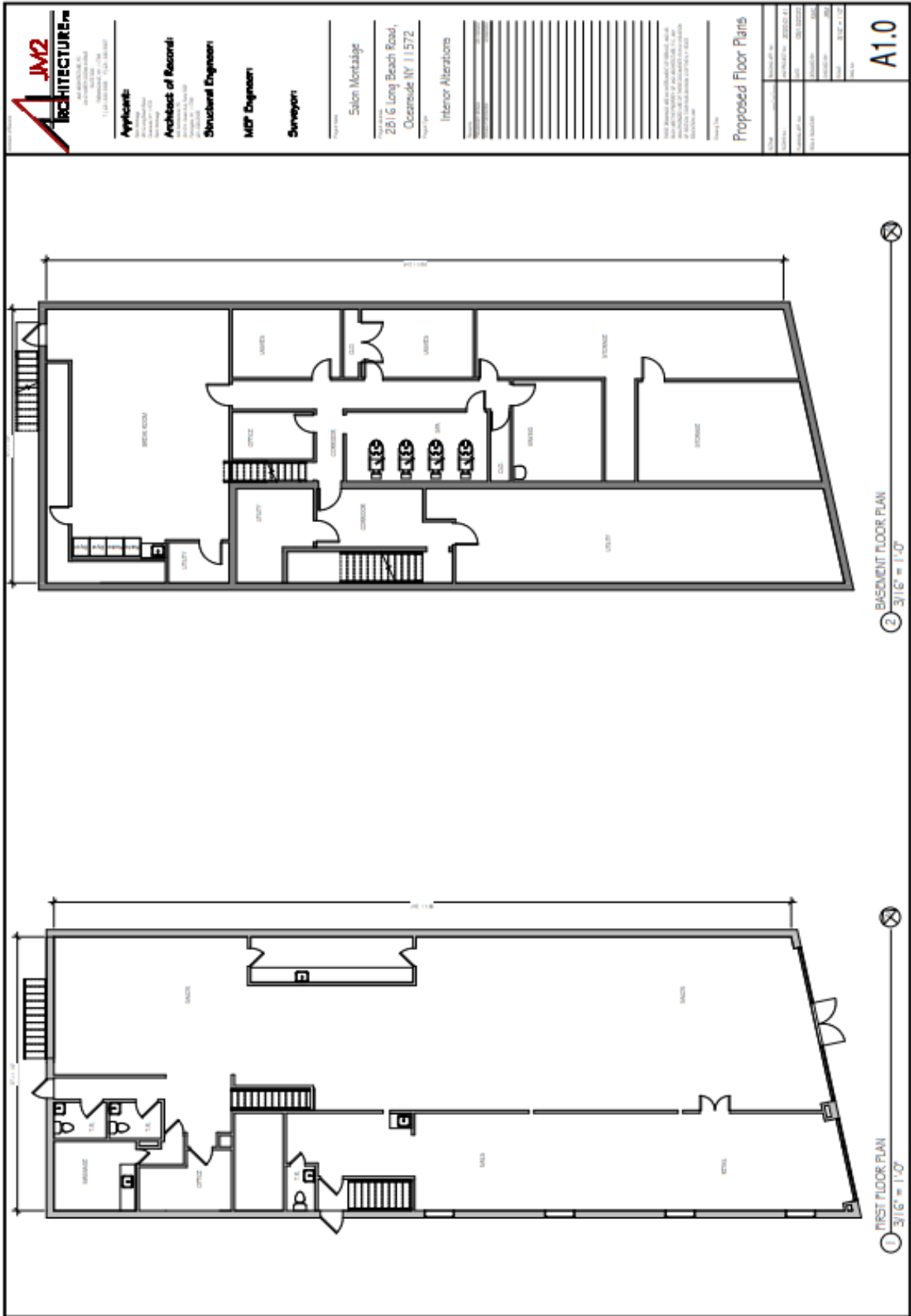
**[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)**

### Property Characteristics:

- **Building Size: 7,500 SF +/- Total  
Consisting of:**
  - **First Floor: 4,000 SF**
  - **Lower Level: 3,500 SF**
- **Lot Size: 4,879 SF +/-**
- **Divides for Multiple Tenants with  
Separate meters for Gas and Electric**
- **Four (4) Entrances – 2 Front, Rear and  
Side**
- **Parking: Adjoining Rear Municipal Lot**
- **Main Road Retail Exposure**
- **Heavy Traffic Count: 35,000 Vehicles per  
day**
- **Zoned business**

**Available Immediately**

**2816 Long Beach Rd., Oceanside**



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