

OFFERING MEMORANDUM

28 - 30 Sintsink Dr E | Port Washington, New York 11050

TURN KEY AUTO BODY FOR SALE



Commercial



EXECUTIVE SUMMARY

28 - 30 Sintsink Dr E | Port Washington, New York 11050

Building Size:	4,200 SF	Lot Size:	6,600 SF
Asking Price	\$1,980,000	Zoning:	C-1
Year Built:	1979	Property Tax:	+/- \$46,000

Property Overview

Exceptional opportunity to acquire a fully operational, turn-key auto body facility located at 28 - 30 Sintsink Drive East in Port Washington, NY. The property has been extensively upgraded with professional-grade improvements, including a Spraybake down draft spray booth, dedicated mixing room, LED lighting, steel automatic doors, and a recently refreshed interior—allowing a buyer to step in and operate from day one with no downtime. The 4,200 SF building is efficiently laid out with multiple work bays, two private offices, and interior/exterior storage, all situated on a 6,600 SF parcel.

Ownership is offering seller financing for qualified buyers, creating a compelling pathway to acquisition with reduced upfront capital and enhanced returns.

Property Highlights

- Zoning and Certificate of Occupancy in place
- Supply-constrained market
- High-income demographic (Avg. HH Income \$200K+)
- Seller financing available

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

PROPERTY DETAILS

28 - 30 Sintsink Dr E | Port Washington, New York 11050

Sale Price

\$1,980,000

Location Information

Street Address	28 - 30 Sintsink Dr E
City, State, Zip	Port Washington, NY 11050
County	Nassau
Township	Village of Manorhaven

Building Information

Building Size	4,200 SF
Year Built	1979
Power	200 Amps
Ceiling Heights	12' Clear
Loading	Three (3) Drive In Doors
Sprinklers	No
Heating	Gas

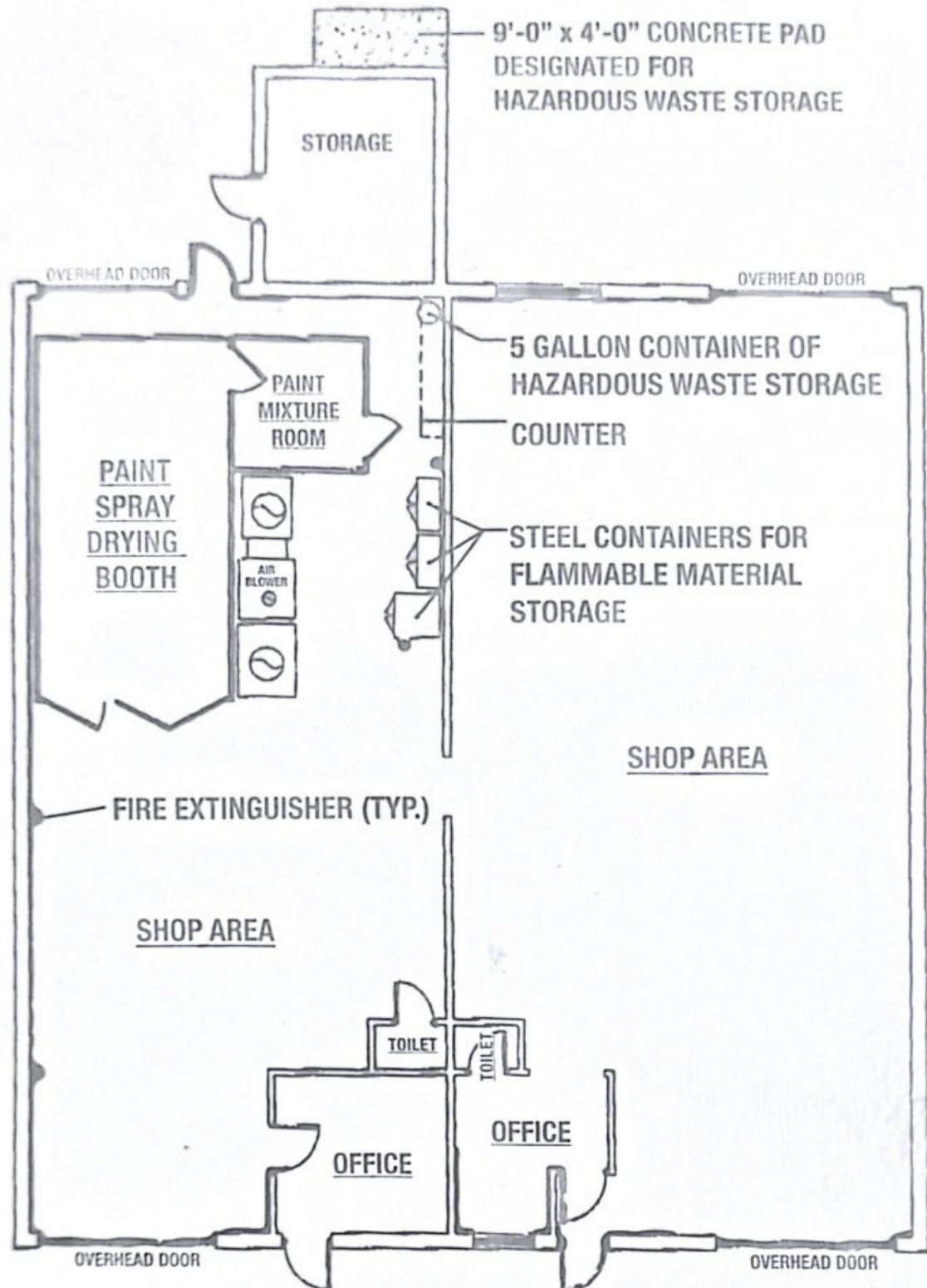
Property Information

Section, Block, & Lot	4-L-304-306
Property Type	Industrial
Property Subtype	AutoBody
Zoning	C-1
Lot Size	6,600 sf
Property Taxes	

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com



9'-0" x 4'-0" CONCRETE PAD
DESIGNATED FOR
HAZARDOUS WASTE STORAGE

STORAGE

OVERHEAD DOOR

OVERHEAD DOOR

5 GALLON CONTAINER OF
HAZARDOUS WASTE STORAGE

COUNTER

PAINT
MIXTURE
ROOM

STEEL CONTAINERS FOR
FLAMMABLE MATERIAL
STORAGE

PAINT
SPRAY
DRYING
BOOTH

AIR
BLOWER

SHOP AREA

FIRE EXTINGUISHER (TYP.)

SHOP AREA

TOILET

TOILET

OFFICE

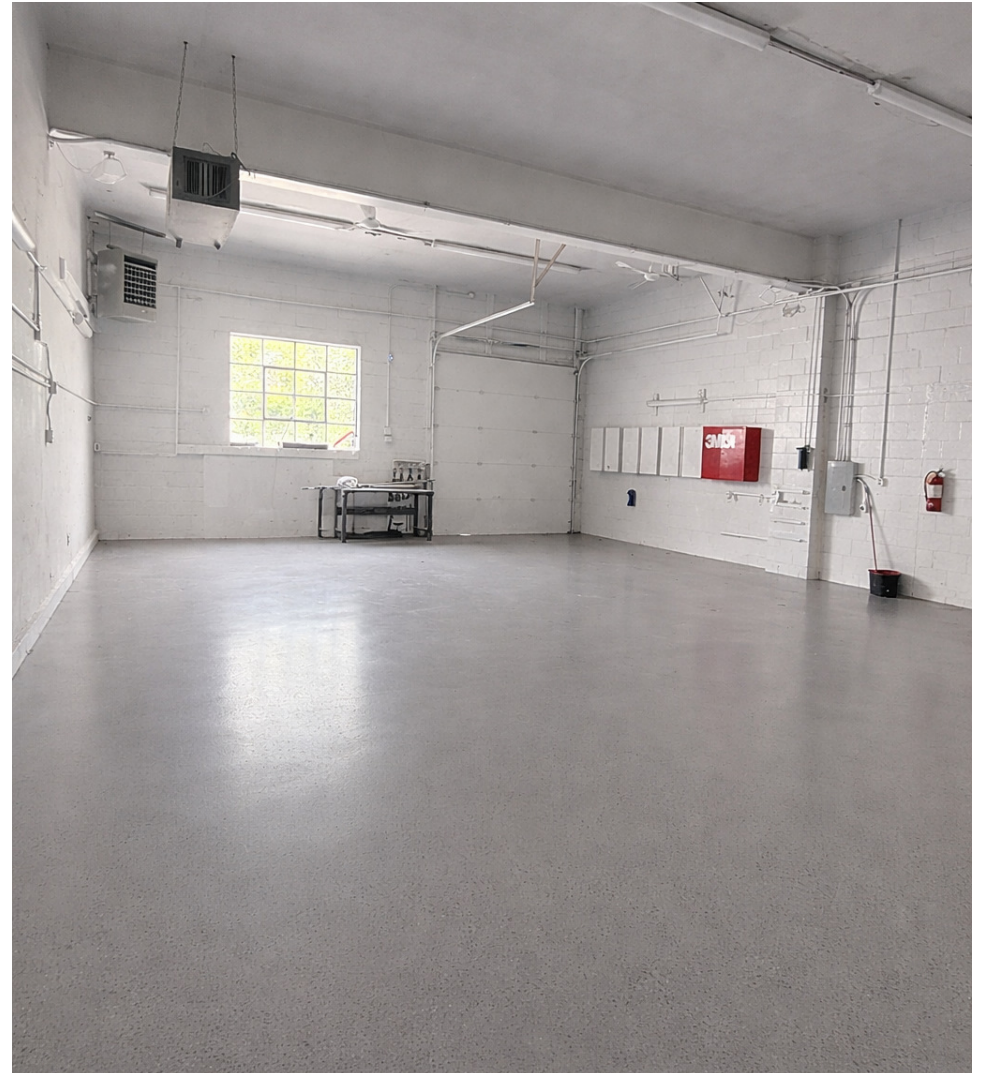
OFFICE

OVERHEAD DOOR

OVERHEAD DOOR

ADDITIONAL PHOTOS

28 - 30 Sintsink Dr E | Port Washington, New York 11050

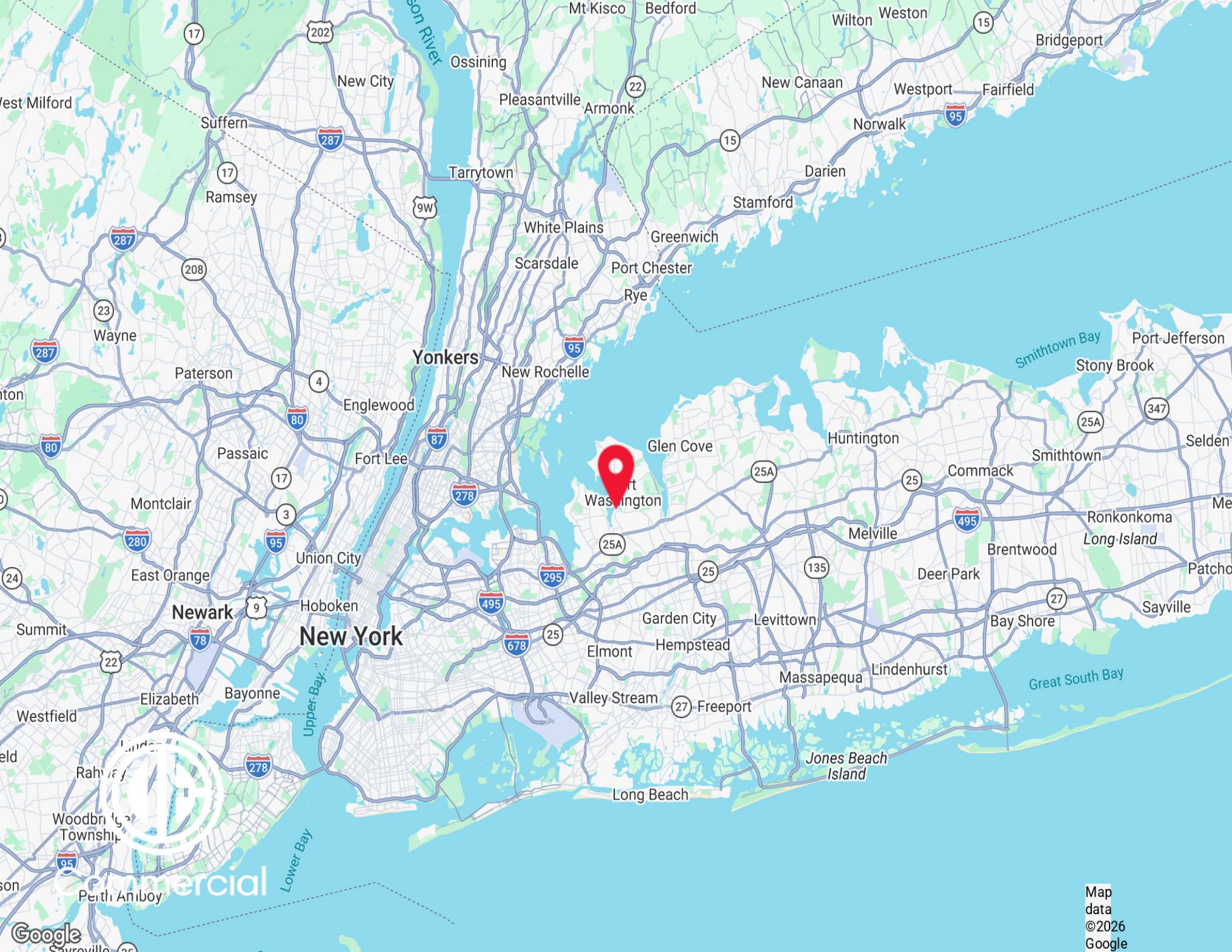


Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789 Email: michael.gronenthal@elliman.com



Yonkers

New York

Newark

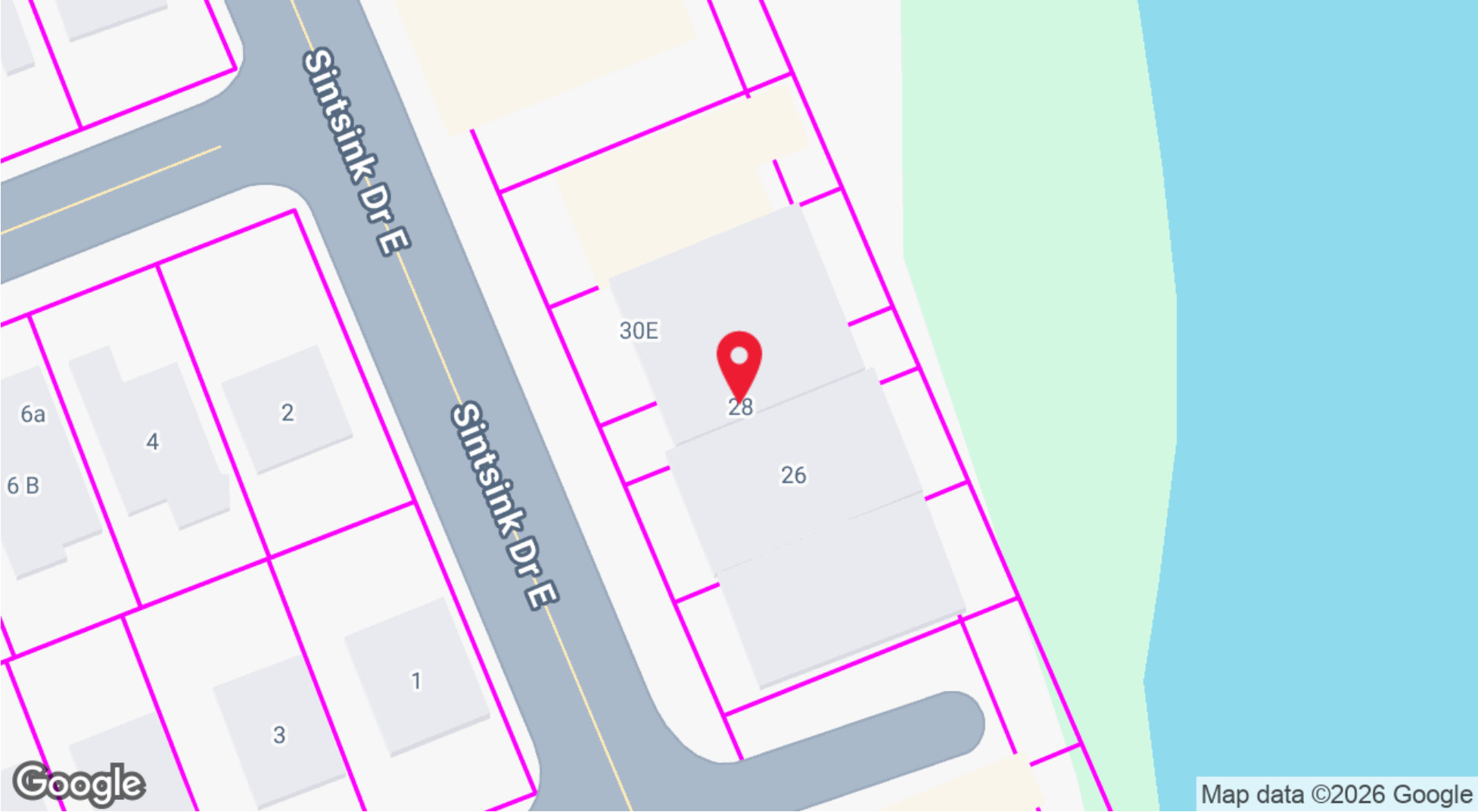
Port Washington

Long Island



PARCEL MAP

28 - 30 Sintsink Dr E | Port Washington, New York 11050



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

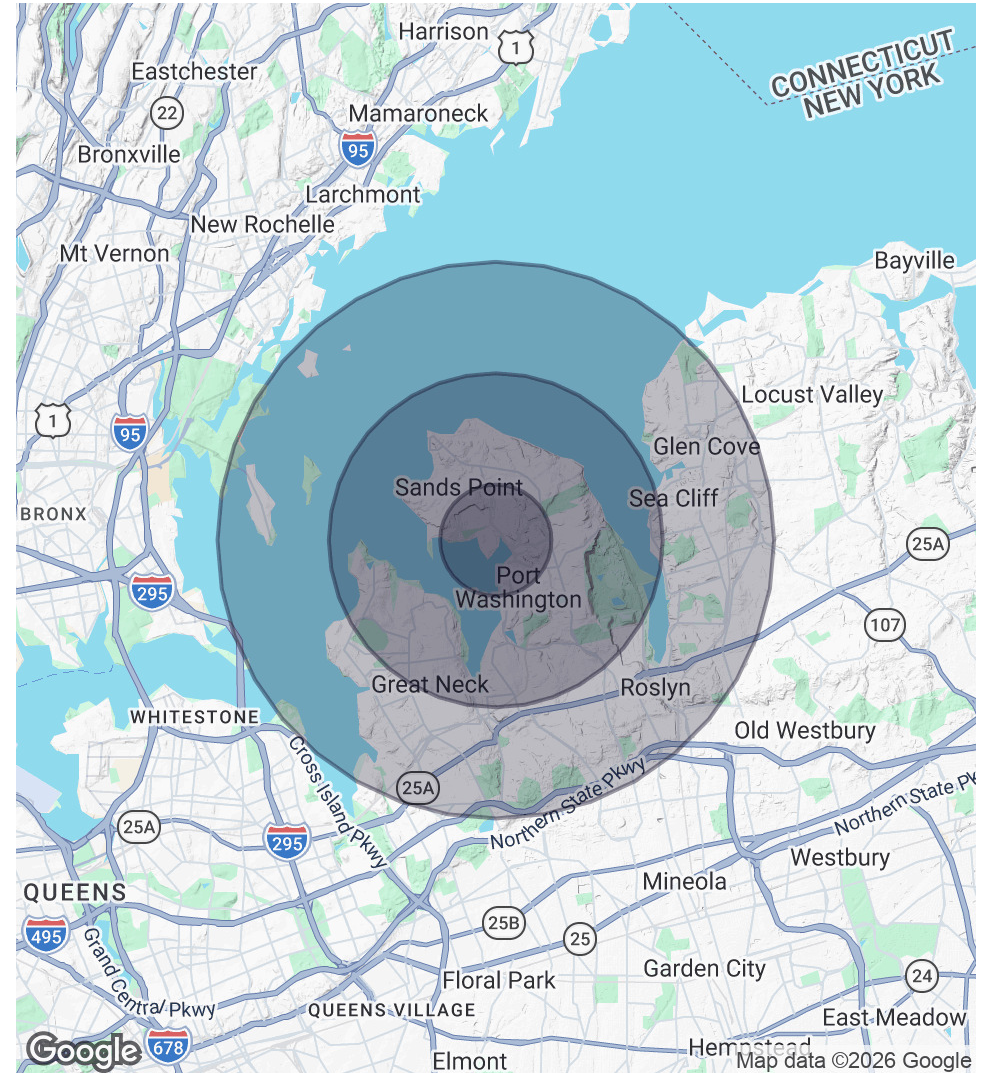
DEMOGRAPHICS MAP & REPORT

28 - 30 Sintsink Dr E | Port Washington, New York 11050

Population	1 Mile	3 Miles	5 Miles
Total Population	17,735	54,991	152,518
Average Age	44.1	41.9	44.6
Average Age (Male)	40.2	39.3	42.9
Average Age (Female)	46.2	43.8	46.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,683	18,439	55,051
# of Persons per HH	2.7	3.0	2.8
Average HH Income	\$194,642	\$261,885	\$221,784
Average House Value	\$969,170	\$1,432,274	\$1,216,526

2023 American Community Survey (ACS)



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789 Email: michael.gronenthal@elliman.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.