



**HENRY'S CONFECTIONERY FOR SALE**

**8 GLEN STREET  
GLEN COVE, NY 11542**

# PROPERTY HIGHLIGHTS



- **ICONIC BUSINESS**
- **TURN KEY**
- **LONG TERM LEASE OPTION**
- **REGISTERED WITH 4 MEDIA LOCATION SCOUTS**
- **12 FOOT HOOD & 6 FOOT HOOD**
- **14 BAR STOOLS**
- **CENTRAL HVAC - 6 YEARS OLD**
- **WALK IN FRIDGE & FREEZER**
- **BASEMENT**
- **STEPS FROM NEW DEVELOPMENT HOUSING**
- **ADJACENT TO 146 LUXURY APARTMENTS**
- **EST 1929**

# PROPERTY OVERVIEW

## HENRY'S CONFECTIONERY

### PROPERTY INFORMATION

Section - 21

Block - 3

Lot - 2

### BUILDING INFORMATION

Building Sq. Ft. - 2,160

Year Built - 1900

Building Height - 1 Story

Lot Size - .25 Acres

Tenancy - Single/Multiple

### ZONING INFORMATION

Zoning - B1

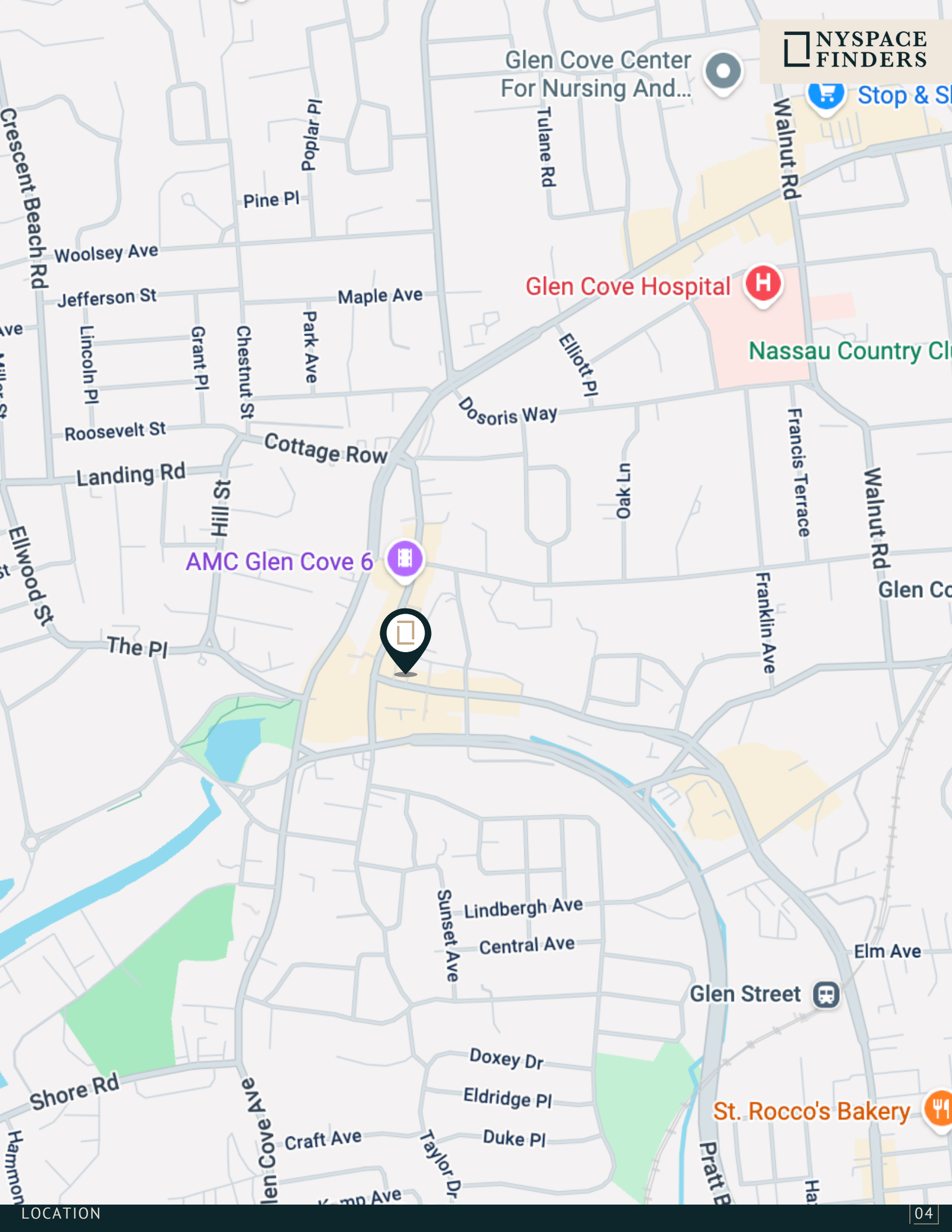
Municipality - City of Glen Cove

### PRICING

Key Money - \$365,000.00

Rent - \$7,065.04

Lease - Modified Gross



Glen Cove Center  
For Nursing And...

Stop & S

Glen Cove Hospital

Nassau Country Cl

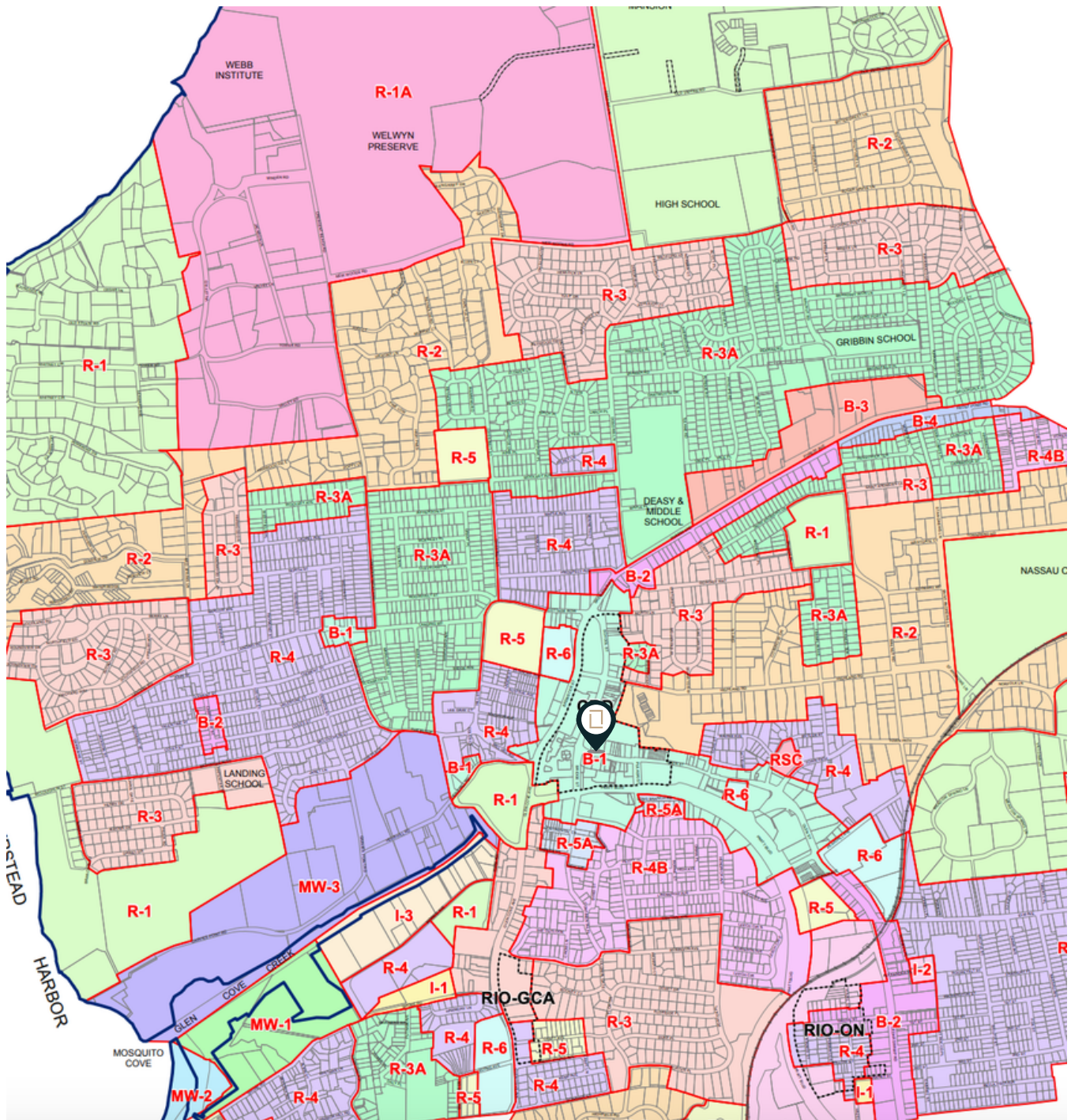
AMC Glen Cove 6

St. Rocco's Bakery

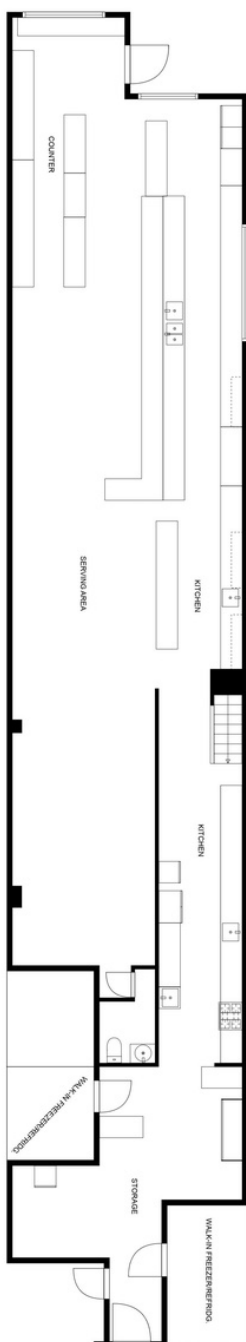
# DEMO. & TRANSIT

|                                                                                                 | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| 2024 Total Population                                                                           | 21,454    | 50,201    | 108,834   |
| 2029 Population                                                                                 | 21,382    | 49,559    | 107,359   |
| Pop Growth 2024-2029                                                                            | (0.34%)   | (1.28%)   | (1.36%)   |
| Average Age                                                                                     | 43        | 43        | 43        |
| 2024 Total Households                                                                           | 7,752     | 17,878    | 38,051    |
| HH Growth 2024-2029                                                                             | (0.19%)   | (1.30%)   | (1.39%)   |
| Median Household Inc                                                                            | \$68,176  | \$103,908 | \$127,906 |
| Avg Household Size                                                                              | 2.60      | 2.70      | 2.80      |
| 2024 Avg HH Vehicles                                                                            | 2.00      | 2.00      | 2.00      |
| Median Home Value                                                                               | \$636,242 | \$765,549 | \$865,798 |
| Median Year Built                                                                               | 1959      | 1957      | 1958      |
|  COMMUTER RAIL | DRIVE     | WALK      | DISTANCE  |
| Glen Cove Station (Oyster Bay Branch - Long Island Rail Road)                                   | 3 min     | 16 min    | 0.9 mi    |
| Glen Street Station (Oyster Bay Branch - Long Island Rail Road)                                 | 3 min     |           | 1.2 mi    |
|  AIRPORT       | DRIVE     | WALK      | DISTANCE  |
| LaGuardia                                                                                       | 34 min    |           | 22.5 mi   |
| John F Kennedy International                                                                    | 37 min    |           | 25.4 mi   |
| Long Island MacArthur                                                                           | 49 min    |           | 32.7 mi   |
|  FREIGHT PORTS | DRIVE     | WALK      | DISTANCE  |
| NY - Red Hook Container Terminal                                                                | 1 min     |           | 23.1 mi   |

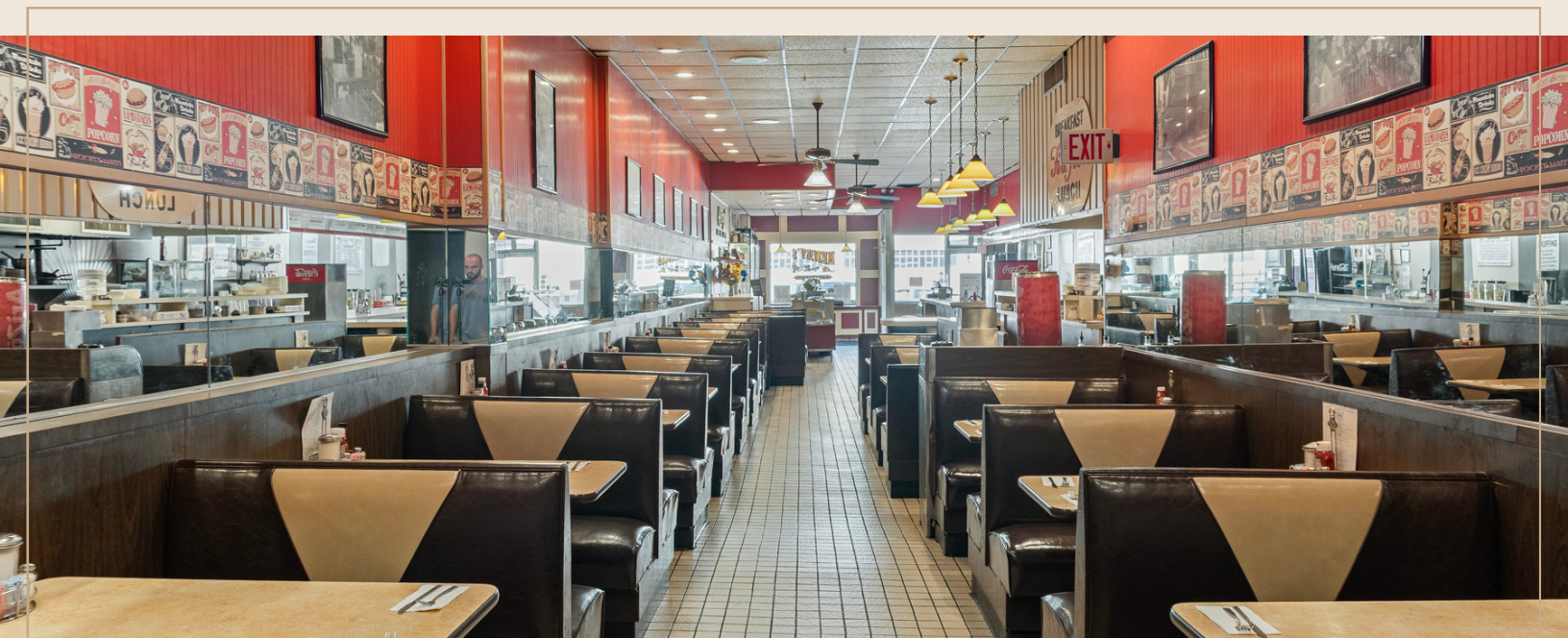
# ZONING



# FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







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