

Property For Sale

369 Atlantic Ave

369 Atlantic Ave East Rockaway, NY 11518



For More Information:



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Offering Summary	
Sale Price:	\$1,125,000
Taxes:	\$23,672
Building Size:	4,580 SF
Lot Size:	7,767 SF
Year Built:	1971
Zoning:	Commercial A
Traffic Count:	11,631 VPD

Property Overview

Introducing 369 Atlantic Ave, East Rockaway – a commercial end user / investment opportunity strategically located just south of Sunrise Highway! This property is a corner retail building boasting +/- 4,580 square feet of versatile space with a +/- 2,000 SF rear yard with driveway and gate. This former Gym, is situated in a bustling community, this property offers a unique blend of size, visibility, and convenience. Ceiling height to the drop ceiling is approximately 12'6" and over 15' to the deck! The property's prime positioning under a mile away from Sunrise Highway ensures easy accessibility and high visibility, making it a highly sought-after location for a variety of retail and commercial ventures. Surrounded by a vibrant and densely populated residential community, 369 Atlantic Ave presents a prime opportunity for businesses to tap into the local market. Please contact us for more information!

Property Highlights

- Located Close to Sunrise Highway
- High Ceilings 12'6" to Grid 15' to Deck
- Rear Fenced in Yard

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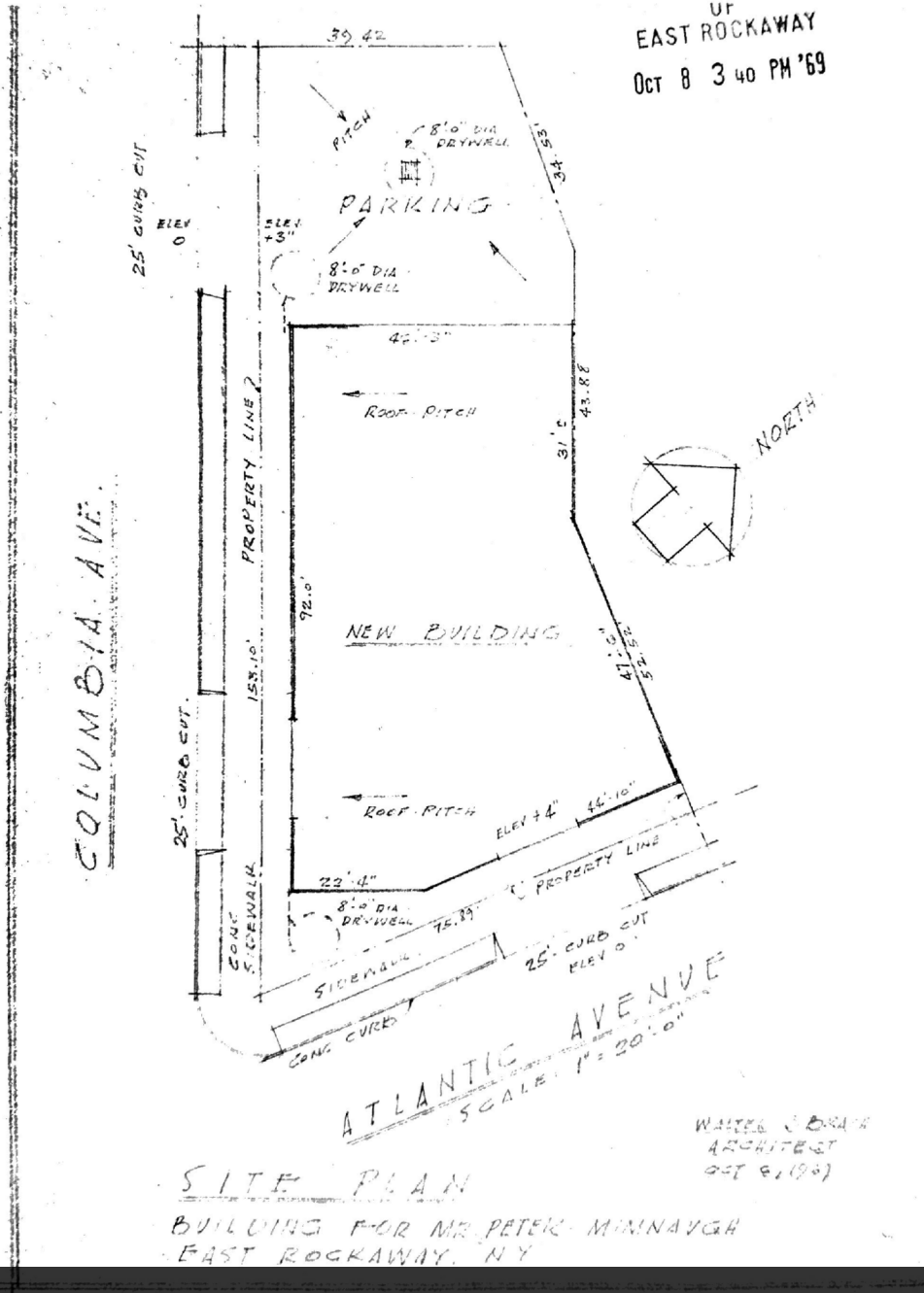
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Survey

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§ 288-45. Permitted uses. [Amended 12-12-2005 by L.L. No. 18-2005]

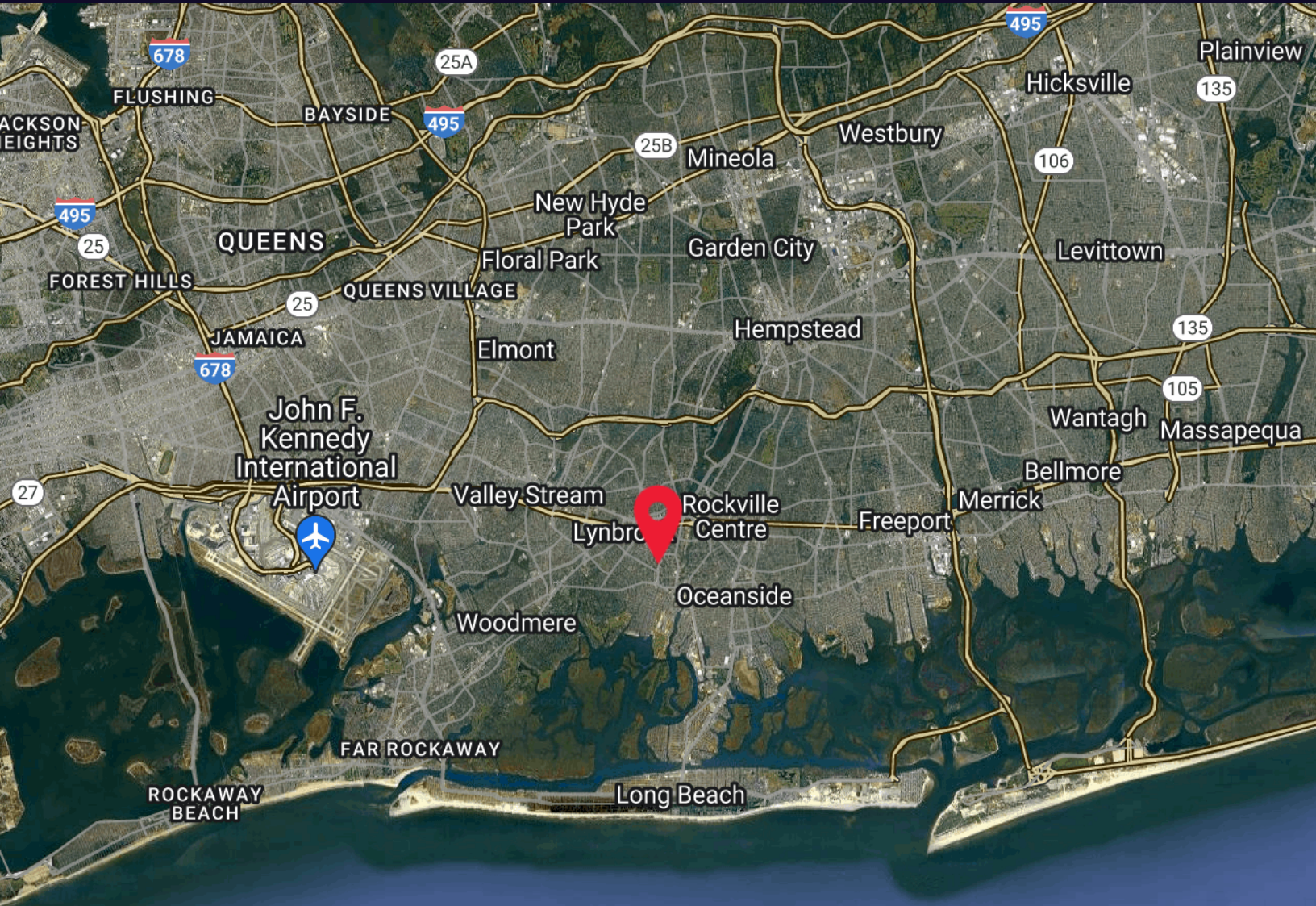
In a Commercial A District, no building or structure shall be used or occupied, and no building or part thereof or other structure shall be erected or altered, unless otherwise provided in this chapter, except for one or more of the following uses (except that residential and nonresidential uses are not permitted to occupy the same building):

- A. Any use that is permitted in a Residential A or Residential B District.
- B. Banks.
- C. Offices.
- D. Personal services, such as hairdressers, barbershops, beauty parlors, tailors, shoe repair, dry cleaners, laundries, and other similar establishments.
- E. Post offices.
- F. Restaurants. **[Amended 12-10-2007 by L.L. No. 19-2007]**
- G. Restaurants, take-out. **[Amended 12-10-2007 by L.L. No. 19-2007]**
- H. Wholesale or retail stores for the sale of personal property.
- I. Wholesale sample rooms, shops for custom work or for the making or storage of articles which will be sold on the premises.
- J. Plumbing shops.
- K. Theaters.
- L. Printing offices.
- M. Mortuaries, undertaking or embalming parlors or similar plants or establishments.
- N. One- or two-family residences conforming to the provisions of the Residential B District.
- O. Learning centers. **[Added 1-12-2009 by L.L. No. 1-2009]**
 - (1) All activities must take place within the building except in the case of driving schools.
 - (2) All reasonable steps shall be taken to confine noise, music and sound within the building so as to not adversely affect adjacent properties.
 - (3) Instruction shall not include any activities that are erotic, lewd or sexually provocative.



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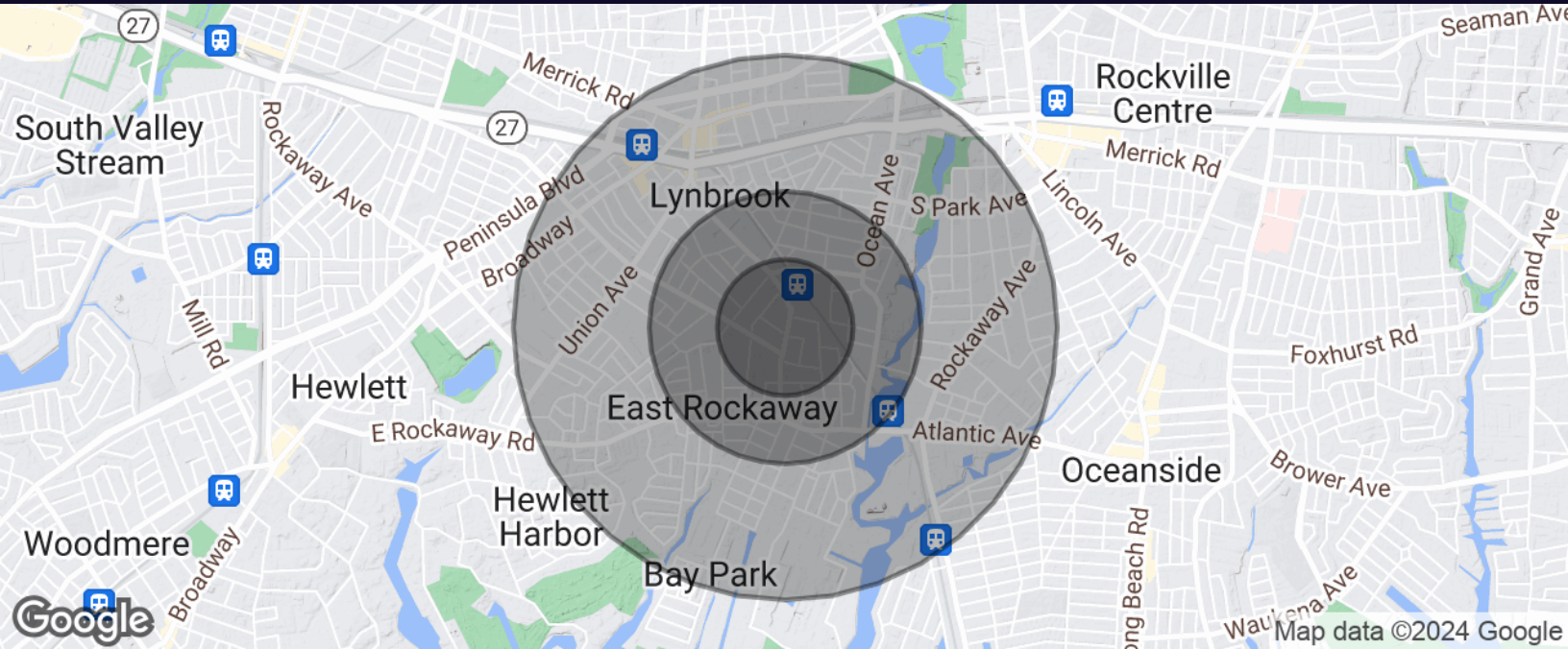
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,868	7,365	24,365
Average Age	42.2	41.7	43.0
Average Age (Male)	43.4	41.7	41.8
Average Age (Female)	43.1	43.9	44.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	859	3,326	10,118
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$108,938	\$104,267	\$118,889
Average House Value	\$380,832	\$401,804	\$458,496

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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 of 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.

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