

1 BREWSTER STREET

Glen Cove, NY 11542 | Long Island

FOR SALE
PRICE IMPROVEMENT | ASKING PRICE \$1,950,000
PRICE PER SF \$186



BREWSTER STREET

2-STORY FLEX BUILDING WITH PARKING DELIVERED VACANT
IDEAL FOR OWNER-USER OR INVESTOR

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Rare Opportunity

For a flex Office/Warehouse building with roll-up gate and on-site parking delivered vacant, in this pocket of Glen Cove.

#2

Tremendous Exposure

Approximately 100' frontage on Brewster Street with over 22,000 average daily traffic exposure (AADT).

#3

Within the Heart of Glen Cove

Surrounded by notable retailers such as Dunkin', Panera Bread, Starbucks, Rumble Boxing, and more.

#4

Flexible Zoning

Central Commercial B-1 zoning encourages a wide range of uses in this highly sought after downtown location.

#5

Hotspot for New Development

Within a half mile from RXR's new \$1 Billion Garvies Point master development with 1,000+ Units and 75,000 SF of commercial/retail space, and Village Square located across the street featuring brand new highly amenitized residential rentals and retail.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Property Address	1 Brewster Street Glen Cove, NY 11542
Location	Located on the west side of Brewster Street between Mill Hill Road and Cottage Row
Section	31
Block / Lot	F / 1070

PROPERTY INFORMATION

Gross Lot SF	12,285 SF (approx.)
Lot Acreage	0.28
Stories	2
Building SF	10,464 SF (approx.)

ZONING INFORMATION

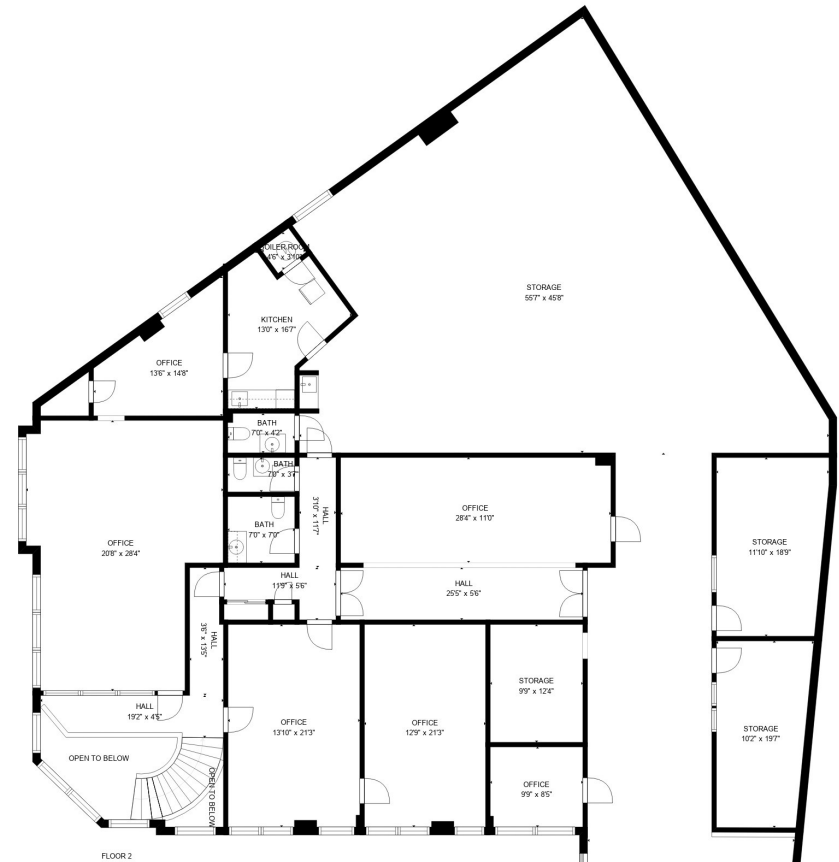
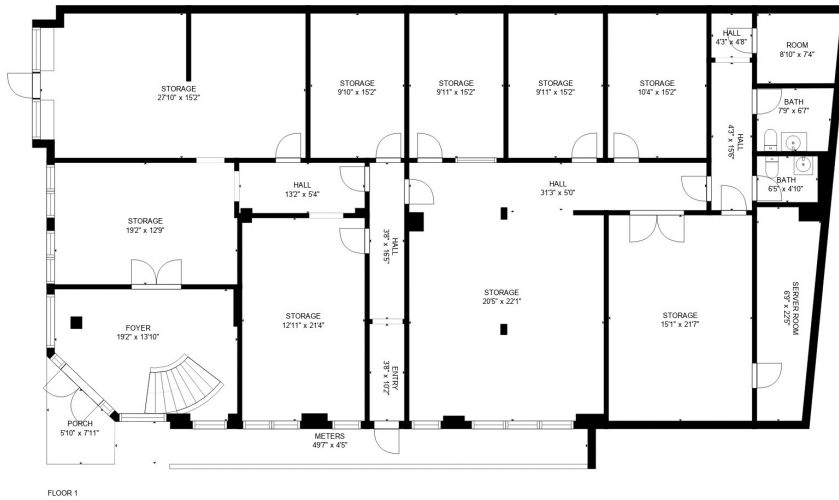
Zoning	Peripheral Commercial District – B2
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FINANCIAL INFORMATION

City Taxes (24)	\$11,375
School Taxes (24)	\$27,219
General Taxes (24)	\$5,302
Annual Property Tax (23/24)	\$43,897

FLOOR PLANS

FIRST FL



WAREHOUSE



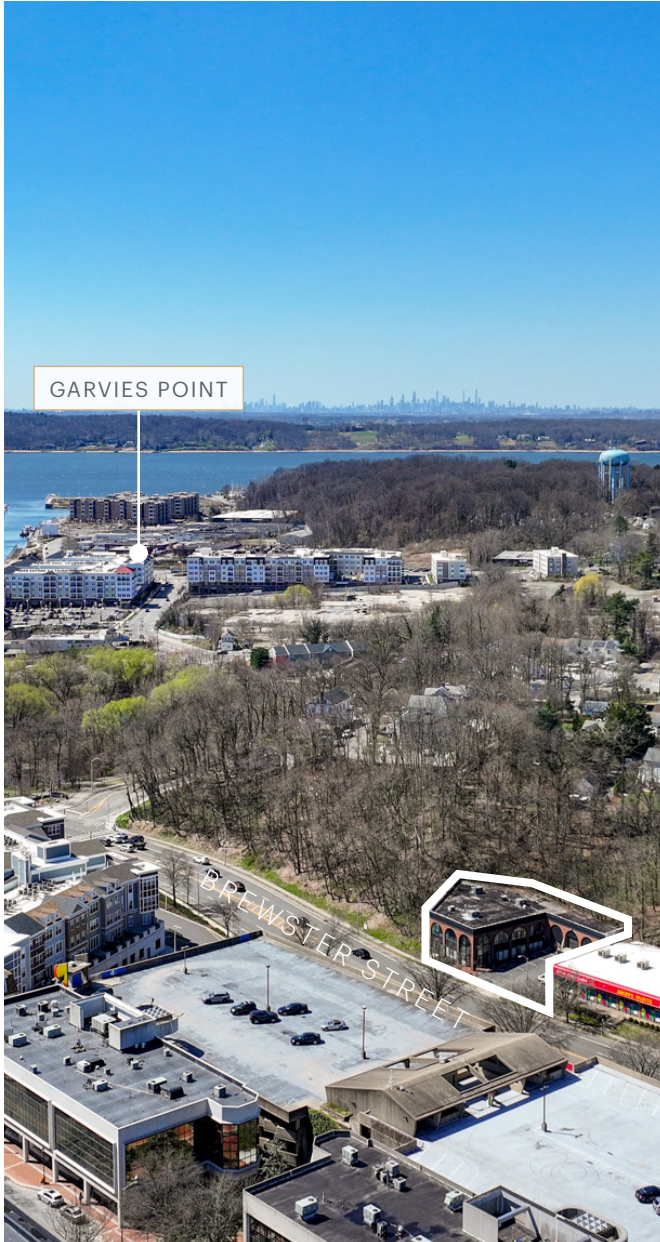
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RETAIL MAP



1 BREWSTER STREET
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PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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