

1 Alexander Place, Glen Cove, New York 11542, Nassau County

Listing

MLS#: **1020346**
Status: **Active**Prop Type: **Commercial Sale**
Sub Type: **Mixed Use**Price: **\$8,500,000**
DOM/CDOM: **27 / 27**

City/Township: Glen Cove	County: Nassau County
Post Offc/Town: Glen Cove	Manhattan Section:
Yr Built: 1960	Stories in Bldg: 2
Yr Blt Effective: 1960	Taxable Living Area (GLA):
Property Cond: Actual	Building Area Total Sqft: 31,800 Other
Building Name:	Acre(s): 1.98
Waterfront: No	Lot Size SqFt:
Water Access: No	Lease Amount:
Business Type: Industrial, Other , Warehouse	Business Name:
Cross Street: Cedar Swamp Road	

Public Remarks

An exceptional opportunity to acquire commercial property in an irreplaceable location on Cedar Swamp Road Road in Glen Cove . Situated on 1.98 acres this premier property offers exceptional values for investors, developers and owner-users alike. The 31,800 square foot two story building sits on 1.98 acres. Originally built in 1960 and significantly renovated in 1980 and 2023, offering a blend of established infrastructure and modern updates. Featuring 17 ft' ceiling heights on the first floor and 15 ' foot clear ceiling heights on the second floor . positioned in one of Long Island's most desirable commercial corridors, this is a rare chance to acquire a substantial strategically located asset with significant long-term value and endless possibilities. Convenient access to major roadways and surrounding North Shore communities. Close to downtown Glen Cove shopping, dining and transportation. Whether you're expanding an existing operation or acquiring a long term investment asset 1 Alexander Place combines size, location and potential in one of Nassau County's growing commercial markets. Additional Lots 204 and 1023. A. Permitted principal uses. a) Business or professional offices, research, design and development laboratories. b) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or storage of products or materials except garbage, trash, refuse, waste, sludge or the residue of any of the foregoing, in whatever form. and provided that only oil, gas or electricity is used as a fuel, except that an installation using other fuel may be used upon a finding by the Building Inspector that such installation shall be free of nuisance characteristics and will have no adverse effect on neighboring uses or upon the City's natural environment. B. The following uses are specifically prohibited. a) Slaughtering or processing of animals, fowl, fish or component parts thereof, or manufacture of any commodity the major part of which is animal or fish matter, provided that the sale of fresh or processed animals, fowl or fish as foodstuffs shall be permitted. b) Manufacture of heavy chemicals such as but not limited to acids or other corrosives, ammonia and caustic soda, the manufacture of products, resins, dye stuffs, glues, vegetable, animal or mineral fats or oils, explosives, soap and detergents, fertilizers, combustible gases, asphalt and tar products, the manufacture or production of metals or alloys in ingot or stock form, the manufacture of matches, lithium, oil cloth, rubber or rubber products, the production of cement, plaster and their constituents. c) Fuel oil storage tanks and tank farms. d) Junkyards. e) Coke and coal yards. f) Lumber yards and building material storage. g) Contractors' equipment and material storage. h) Light and power plants. i) Municipal garbage disposal or other dumps. j) Municipal or private incinerators. k) Stone cutting or monument works. l) Automobile repair shops or garages. m) Any use which will create and/or emit odors, dust, gas, fumes, radiation, liquids, waster gases or effluents, vibrations, noise or conditions of hazard detrimental to the health, safety, convenience or general welfare of the community. n) No building may be used for residential purposes except that a room, suite or house may be provided for a custodian and his or her family. o) No outdoor storage may exist abutting residential areas. C. Lot area and building requirements for principal uses. a) Minimum lot area: 20,000 square feet. b) Minimum width: 75 feet. c) Minimum frontage: 50 feet. d) Minimum setback from property line: 50 feet. e) Minimum rear yard: 25 feet to property line unless such property line constitutes the boundary to a residence district in which case the yard shall be a minimum of 75 feet or a distance equivalent to three times the height of the building, whichever is greater.

Improvement Remarks**Interior Features**

Basement: No	Elevator: Yes, Both
Accessibility Feat:	Entry Level: 1
Ceiling Height: 15	Overhead Door Ht:

Exterior Features

Parking: 130/Off Street, Parking Lot, Private	Fencing: Chain Link	Security Features: Fire Alarm, Fire Sprinkler System, Security Gate, Security Lights, Security System, Smoke Detector(s)
Construction: Brick, Stone	Other Structures:	
Foundation:		
View:		
Pool:	Sprinkler System: Yes	# of Buildings: 1

Systems & Utilities

Cooling: Central Air	Sewer: Public Sewer
Heating: Natural Gas	Water: Public
Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Water	Water/Sewer Expense: