



PLISKIN REALTY &  
DEVELOPMENT, INC.  
PLISKIN REALTY  
MANAGEMENT, LLC.

## ***GLEN COVE: BUILDING FOR SALE***

### ***73 CEDAR SWAMP ROAD, GLEN COVE NY 11542***



Type: **COMM./RETAIL / HEAVY TRUCK & AUTO REPAIR**  
BLDG. Size: **± 2,200 SF (FREE STANDING)**  
Price: **PRICE REDUCED - Call for details**

NOTE: **COMMERCIAL BUILDING ON A 15,300 SF  
CORNER LOT WITH TRAFFIC LIGHT**

Co and  
Neighboring  
Tenants: VOLVO of Glen Cove, LAND ROVER and JAGUAR of  
Glen Cove, Sterling Bank, OPTIMUM Auto Group,  
RALLYE LEXUS, Burger King, American Community  
Bank

*Brief Description:* Located at a corner with a Traffic Light this property offers outstanding visibility along with ample parking on its 15,300 SF Lot! Previously used for Auto & Truck repair, this location offers a potential for numerous opportunities such as Restaurant/Fast Food/Coffee House, General Retail, Auto Use (Repair, Sales, Detailing, Dealer Prep., etc.) Currently Leased to Volvo of Glen Cove, can be potentially delivered vacant. Call for additional details.

For More Information Contact:  
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**Annual Taxes: \$21,290**  
**Insurance: \$3,514**  
**Current Tenant: Volvo of Glen Cove**  
**(can be potentially delivered vacant)**  
**Current Rental Income: \$120,000/year**

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