

Agent Full

56 New Street Unit #A and B, Oceanside, New York 11572, Nassau County

MLS#: **844132**

Status: **Active**

Recent: **04/27/2025 : Price Increase : \$12->\$3,425**

Prop Type: **Commercial Lease**

Sub Type: **Industrial**

Price: **\$3,425.00**

DOM: **27**

CDOM: **27**



City/Township: **Hempstead**

Post Offc/Town: **Oceanside**

NYC Location:

Village:

Sub/Devel:

Yr Built: **1954**

Yr Blt Effective:

Property Cond: **Actual**

Building Name:

Waterfront: **Yes**

Water Frontage Length: **90'**

Water Access: **No**

Business Type: **Automotive, Commercial, Construction/Contract Industrial, Landscaping, Other , Parking, Storage, Transportation, Variety**

Business Desc:

County: **Nassau County**

NYC Nghbrhd:

Hamlet/Loc.:

Stories in Unit:

Stories in Bldg:

Liv Sqft (Est):

Sqft Total: **1,578 Public Records**

Acre(s): **0.21**

Lot Size SqFt: **9,000**

Leasable Area: **4,330**

Lease Amount: **Monthly**

Business Name:

Public Remarks

Prime Commercial/Industrial Land for Lease – Flexible & Affordable! Spacious approx. 4,330 SF Lot – Only \$3,425/month (Approx. \$9.50/SF/YR) Ideal Uses: Outdoor Equipment & Container Storage, Truck/Vehicle Parking (Dump Trucks, Landscape Trucks, Buses, & More) Dockbuilders. No Utility Bills – Pure Outdoor Space. Flexible Options: Lease the full lot or individual sections to suit your needs. Perfect for businesses needing cost-effective, storage or parking solutions. Long term lease preferred. Contact us today to secure this versatile space for your business!

Improvement Remarks

Interior Features

Appliances:

Laundry:

Flooring:

Basement: **No**

Accessibility Feat:

Building Features:

Ceiling Height:

Residential Units:

Fireplace:

Elevator: **No**

Entry Level:

Overhead Door Ht:

Office SqFt:

Total Vacancies:

Exterior Features

Lot Feat: **Level, Waterfront**

Parking:

Construction: **Unknown**

Foundation:

Location Desc: **See Remarks**

View: **Water**

Pool:

of Docks: **1**

Waterfront Feat: **Canal Front, Waterfront, Bulkhead**

Fencing:

Road Responsibility: **Chain Link Landlord**

Other Structures:

Sprinkler System: **No**

Drive-In Grade Lvl Doors:

Road Frontage:

Security Features: **County Road**

of Buildings: **0**

of Units Total:

Systems & Utilities

Cooling: **None**

Heating: **None**

Utilities: **None**

Electric Co: **Other**

Estimated MM Deduct:

Utilities On Abutting Site:

Sewer: **Public Sewer**

Water: **None**

Water/Sewer Expense:

Other Equip:

Property/Tax/Legal

Tax ID#: **2005-43-055-00-0290-0**

Permitted Uses:

Building Class:

Max Cont Sqft: **4,330**

Property Attchd: **No**

Inclusions:

Exclusions:

Taxes Annual: **\$11,968.24**

Assessed Value: **\$521**

Build To Suit: **No**

Min Divisible Sqft: **1,950**

of Buildings: **0**

Tax Year: **2023**

Tax Source:

Investment Prop: **No**

Zoning:

of Lots:

Agent/Broker Info

List Office: **Douglas Elliman Real Estate (DERE23)**

Office Phone: **516-354-6500**

List Agent: **Bryan Lawson (164329)** 

Contact #: **917-836-0140**

LA Email: **bryan.lawson@elliman.com**

Co List Agt: **Bridget Smith (225091)**

Co List Off: **Douglas Elliman Real Estate (DERE23)**

Co List Off Ph: **516-354-6500**

Co LA Cont #: **516-641-9447**

LA Email: **bridget.smith@elliman.com**

Showing

Showing Rqmts: **Call Listing Agent**
Showing Instructions: **Monday-Saturday 8 AM - 5 PM.**
Sentri LB#/Desc:
Directions:
Virtual Tour Branded:
Virtual Tour Unbranded:

Showing Contact Ph: **516-641-9447**

Listing/Contract Info

Lease Term: 12 Months	Available Lease Type: Full Service	
Cap Rate:	Lease Expiration:	
Gross Income:	Operating Expense:	NNN Expenses:
Seller to Consider Concession: No	Concession Amount Considered:	Negot Thru: Listing Agent
List Date: 04/02/2025	Owner Name: Eisenlau, L.	
Expiration Date: 07/02/2025		
Contract Date:		
Listing Agreement: Exclusive Right To Lease	Orig List Price: \$12	\$/SqFt: \$2.17
CDOM: 27		
Close Date:	Close Price:	\$/SqFt Sold: \$2.17
Buyer Financing:	Seller Concessions:	SP%LP/OL: /
Back On Market Date:	Withdrawn Date:	Obligation Date:
Cancellation Date:		
Special Listing Conditions: Security Deposit, See Remarks		
Disclosures: None		
Documents Available:		
Agent Only Remarks: Required: Business reference, \$20 Background Check, Business Financial/ Banking Statement, First Month's Rent, One Month Security Deposit, One Month's Rent Broker's Fee to be paid by Tenant. Option to rent individual lots if needed.		

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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