

Agent Full

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

MLS#: **844132**

Prop Type: **Commercial Lease**

Price: **\$3,425.00**

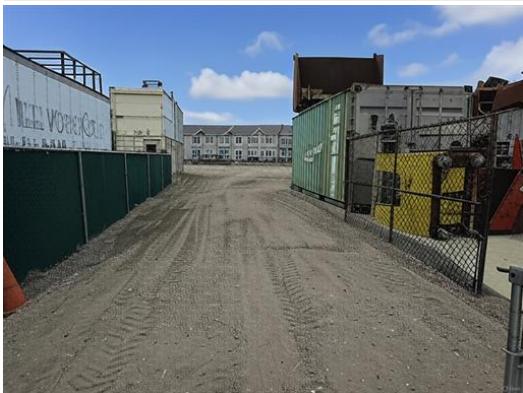
Status: **Active**

Sub Type: **Industrial**

DOM: **27**

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

CDOM: **27**



City/Township: Hempstead	County: Nassau County
Post Offc/Town: Oceanside	
NYC Location:	NYC Nghbrhd:
Village:	Hamlet/Loc.:
Sub/Devel:	Stories in Unit:
Yr Built: 1954	Stories in Bldg:
Yr Blt Effective:	Liv Sqft (Est):
Property Cond: Actual	Sqft Total: 1,578 Public Records
Building Name:	Acre(s): 0.21
Waterfront: Yes	Lot Size SqFt: 9,000
Water Frontage Length: 90'	Leasable Area: 4,330
Water Access: No	Lease Amount: Monthly
Business Type: Automotive, Commercial, Construction/Contract, Industrial, Landscaping, Other, Parking, Storage, Transportation, Variety	Business Name:
Business Desc:	

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:		# Residential Units:	Total Vacancies:
Laundry:		Fireplace:	
Flooring:		Elevator:	No
Basement:	No	Entry Level:	
Accessibility Feat:			
Building Features:		Overhead Door Ht:	
Ceiling Height:		Office SqFt:	

Exterior Features

Lot Feat:	Level, Waterfront		
Parking:			
Construction:	Unknown		
Foundation:		Fencing: Chain Link	
Location Desc:	See Remarks	Road Responsibility: Landlord	Road Frontage: County Road
View:	Water	Other Structures:	Security Features:
Pool:		Sprinkler System: No	# of Buildings: 0
# of Docks:	1	# Drive-In Grade Lvl Doors:	# of Units Total:
Waterfront Feat:	Canal Front, Waterfront, Bulkhead		

Systems & Utilities

Cooling:	None	Sewer: Public Sewer
Heating:	None	Water: None
Utilities:	None	Water/Sewer Expense:
Electric Co:	Other	Other Equip:

Estimated MM Deduct:
Utilities On Abutting Site:

Property/Tax/Legal

Tax ID#:	2005-43-055-00-0290-0	Taxes Annual: \$11,968.24	Tax Year: 2023
Permitted Uses:		Assessed Value: \$521	Tax Source:
Building Class:		Build To Suit: No	Investment Prop: No
Max Cont Sqft:	4,330	Min Divisible Sqft: 1,950	Zoning:
Property Attchd:	No	# of Buildings: 0	# of Lots:

Inclusions:
Exclusions:

Agent/Broker Info

List Office:	Douglas Elliman Real Estate (DERE23)	List Agent:	Bryan Lawson (164329)
Office Phone:	516-354-6500	Contact #:	917-836-0140
LA Email:			bryan.lawson@elliman.com
Co List Off:	Douglas Elliman Real Estate (DERE23)	Co List Agt:	Bridget Smith (225091)
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.**
Senti 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:	NNN Expenses:
Gross Income:	Operating Expense:	Negot Thru: Listing Agent
Seller to Consider Concession: No	Concession Amount Considered:	
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 Price:	\$/SqFt Sold: \$2.17
Close Date:	Seller Concessions:	SP%LP/OL: /
Buyer Financing:	Withdrawn Date:	Obligation Date:
Back On Market 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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