

## 134 Mineola Blvd, Mineola

**RARE  
USER/  
INVESTOR  
OPPORTUNITY**

**FOR SALE:  
\$3,750,000**

**PRISTINE, BOUTIQUE  
MEDICAL OFFICE  
BUILDING IN THE  
HEART OF DOWNTOWN  
MINEOLA**



Floor:	Sq. Ft:	Comments:
3 <sup>rd</sup>	5,204	Occupied/Leased
2 <sup>nd</sup>	5,204	Available for User/Tenant
1 <sup>st</sup> /	478	Entry/Elevator Lobby
LLevel	+/- 1,200	Support Areas/Storage

### Comments:

- Located 1 block from NYU Langone LI Hospital
- Located 2 blocks from LIRR – Mineola and MTA Bus Terminal.
- Walk to shopping, restaurants, etc.
- Covered, on-site parking.

<b>Site:</b>	.23 acres	<b>Elevator:</b>	One (1)
<b>Parking:</b>	24 on-site + municipal + street	<b>Sprinklers:</b>	Yes
<b>2024 Taxes:</b>	\$104,300	<b>Built/Renov:</b>	1986, renovated 2021

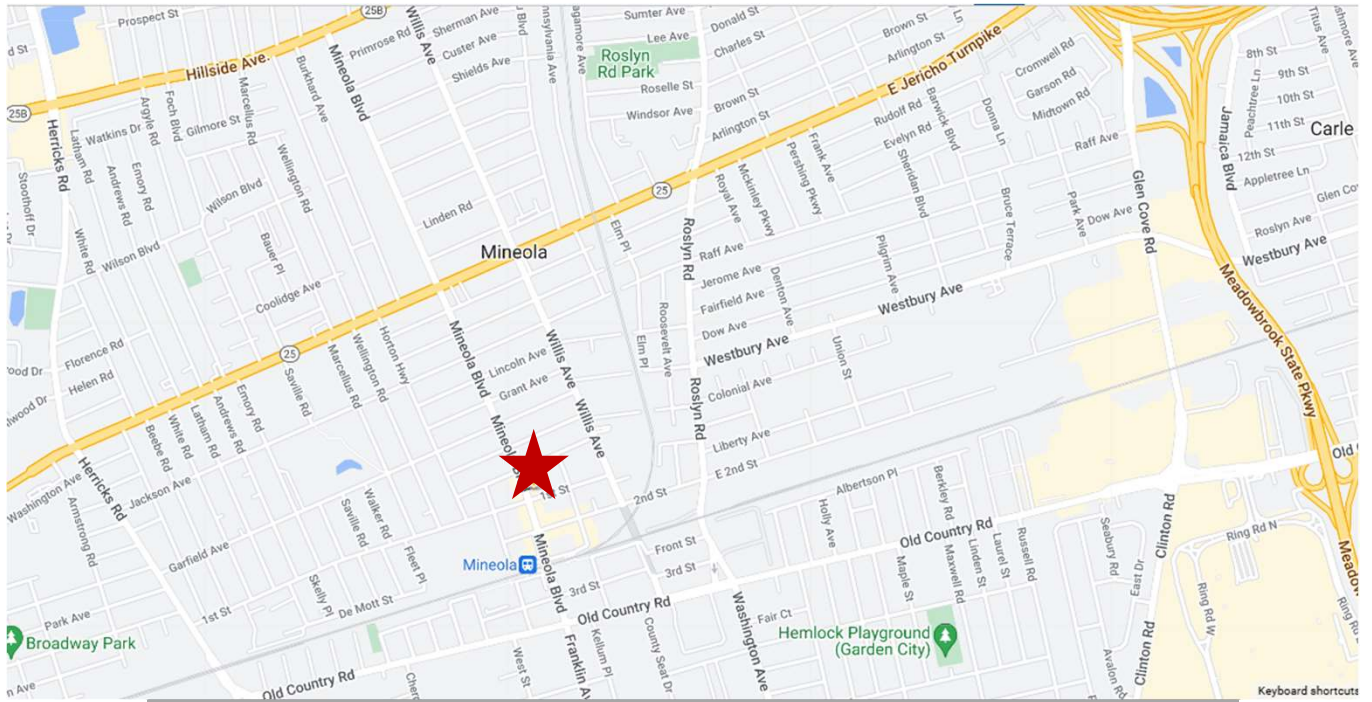
**For further information or to arrange an inspection, please call:**

**Robin Miller**, Managing Director  
516-942-8310 (office) 516-353-7800 (cell)  
[rmiller@resltd.com](mailto:rmiller@resltd.com)

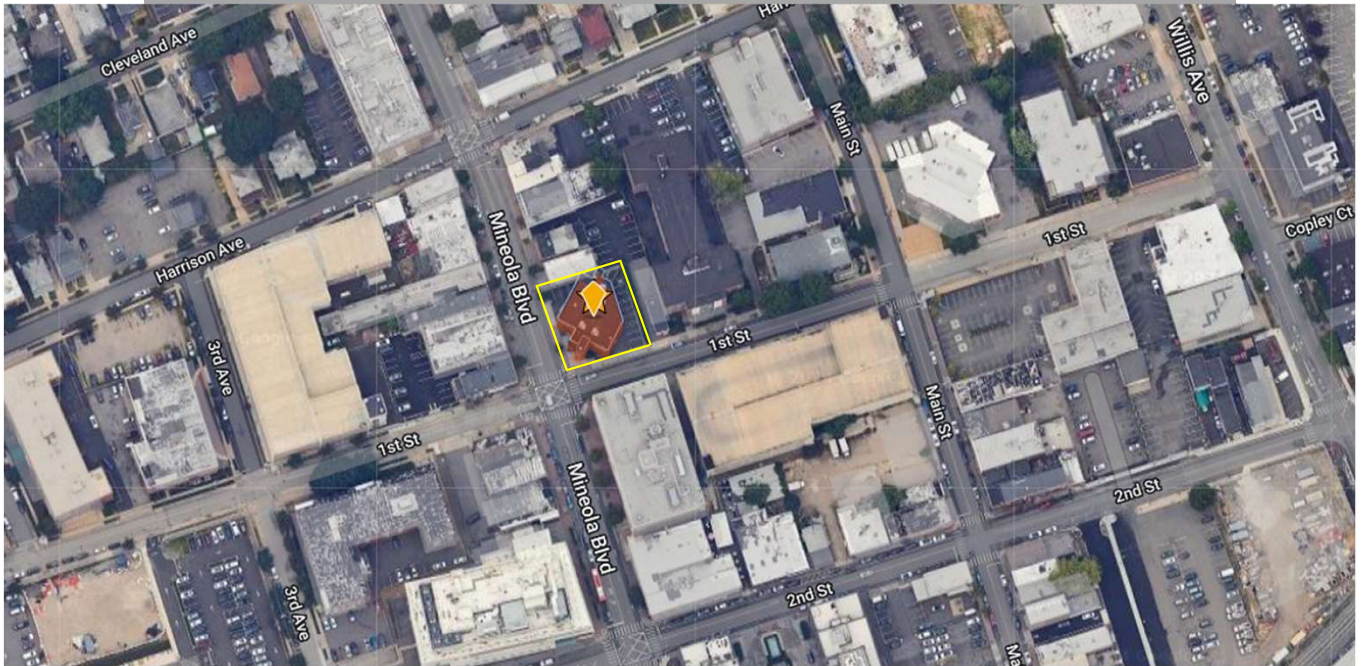
**Gerry Krush**, Managing Director  
516-942-8319 (office) 516-768-7511 (cell)  
[gkrush@resltd.com](mailto:gkrush@resltd.com)

500 North Broadway ▪ Suite 165 ▪ Jericho ▪ New York 11753 ▪ 516.942.8300 ▪ 516.942.8311 ▪ [www.resltd.com](http://www.resltd.com)

All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.



Map



Aerial

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**South/East Facade**



**Building Lobby**



**On-Site, Covered Parking**



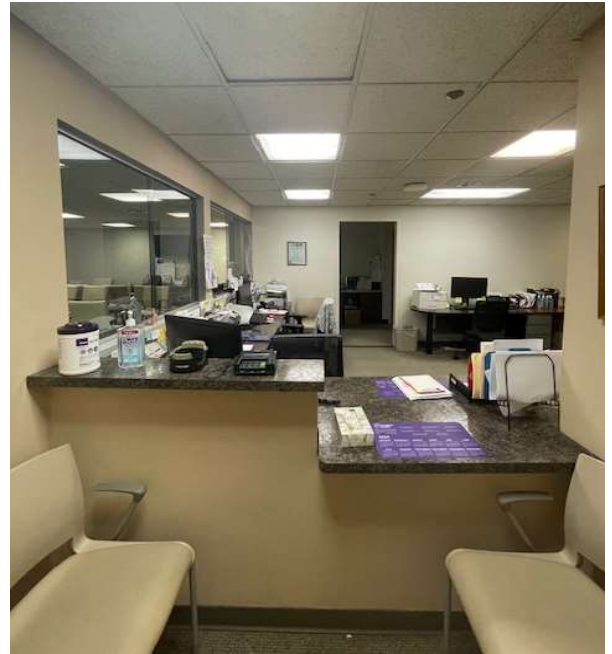
**On-Site, Covered Parking**



### 3<sup>rd</sup> floor: Tenant Spaces (Leased)

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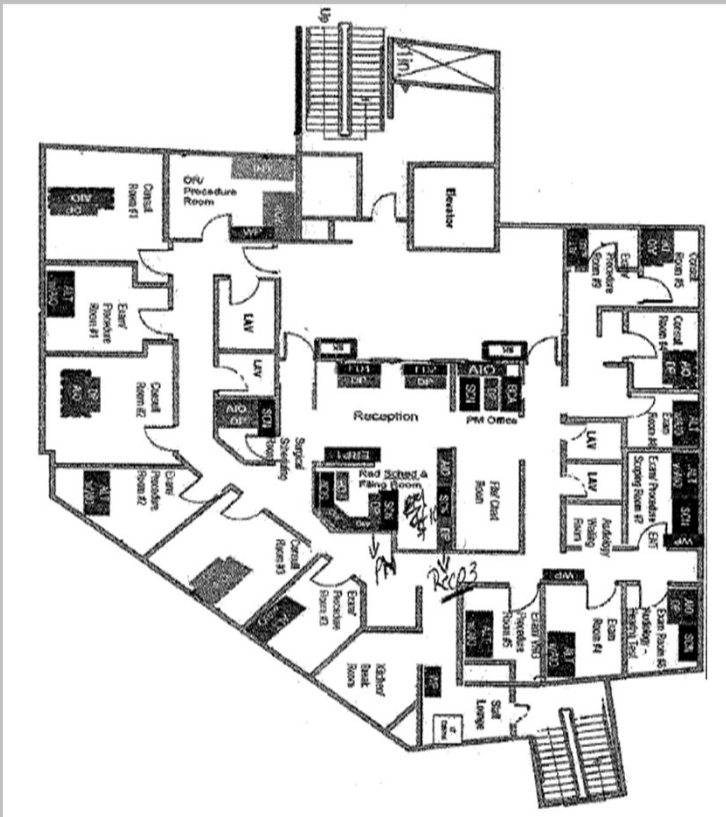
## 2nd floor: Tenant Spaces (Available)

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3<sup>rd</sup> Floor Plan



2<sup>nd</sup> Floor Plan

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