



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

FOR SALE

GLEN COVE: BUILDING FOR SALE

PRICE REDUCED

73 CEDAR SWAMP ROAD, GLEN COVE NY 11542



**FREESTANDING COMMERCIAL BUILDING FOR SALE
LOCATED AT A CORNER WITH A TRAFFIC LIGHT
15,300 SF LOT WITH MULTIPLE ENTRANCES & EXITS**



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 G lor Cove, can be potentially delivered vacant.

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

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



516-997-0100



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