

# FOR SALE

# 254-14

# UNION TURNPIKE

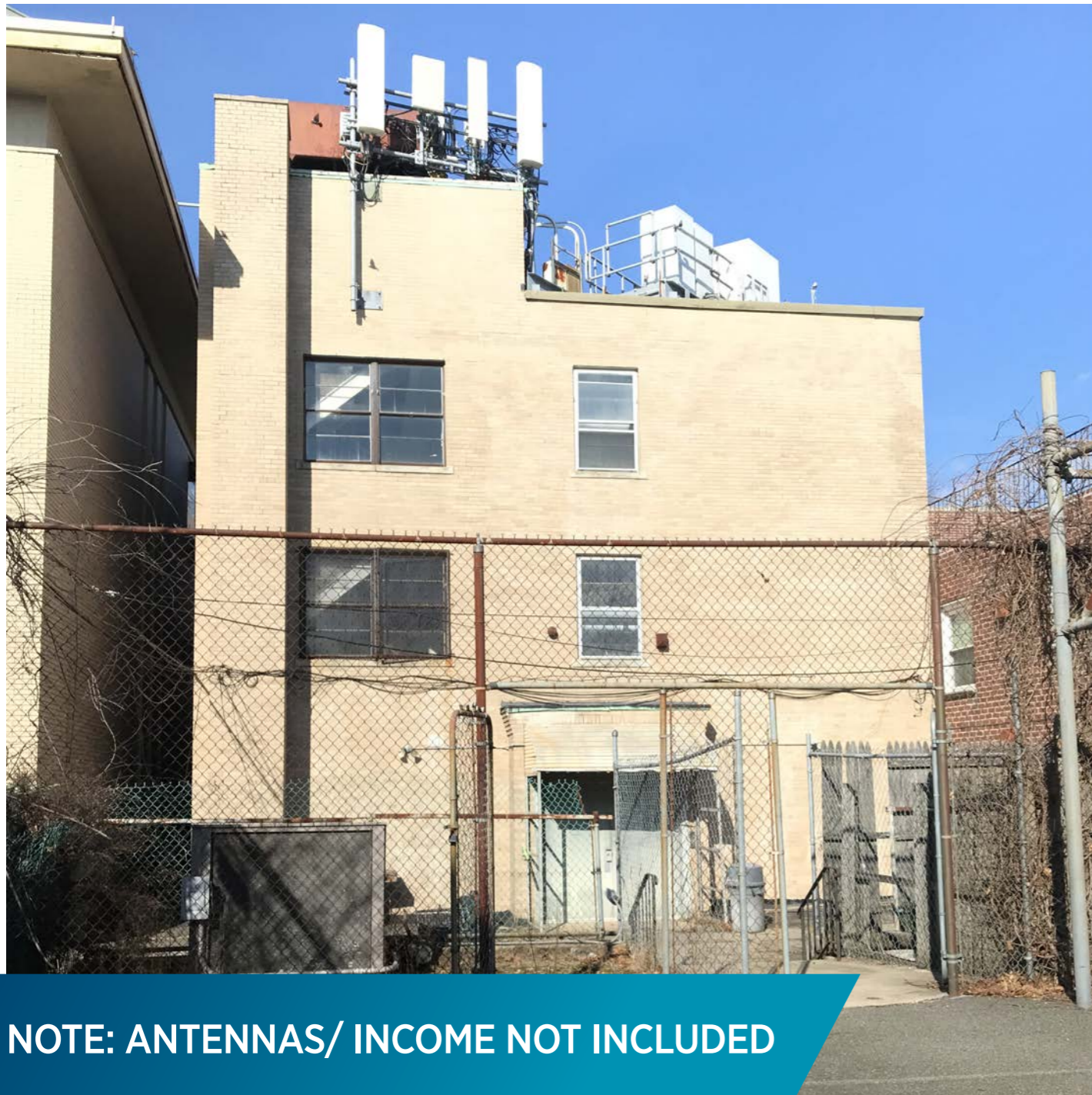
**GLEN OAKS, NEW YORK 11004**

*Available for the Next Generation*

*Former Institutional Quality Community Facility / School Building with  
Offices, Classrooms, Community Room Spaces*

*One- Family Residence With Grandparent Apartment*





**NOTE: ANTENNAS/ INCOME NOT INCLUDED**

# 254-14 UNION TPKE

<b>TOTAL SQUARE FOOTAGE</b>	19,290 SF
<b>BELOW GRADE SF</b>	8,040 SF
<b>CONCRETE</b>	Poured Concrete Block And Brick Construction
<b>LOT AREA</b>	14,250 SF
<b>UNION TURNPIKE FRONTAGE</b>	40 Feet
<b>80TH. AVE FRONTAGE</b>	60 Feet
<b>255TH ST FRONTAGE</b>	40 Feet



## RESIDENCE ON PROPERTY FEATURES

- 9 Rooms With 6 Bedrooms
- 2.5 Bathrooms
- Grandparents Apartment
- 3 Rooms, 1 Bedroom, 1 Bathroom

**CALL FOR PRICE GUIDANCE**

## MAIN BUILDING FEATURES

- 3,750 SF Floor Plates
- Stories: Three Stories Plus Lower Level
- On-Site Parking: 6,000 SF Lot
- R2 Zoning District
- 10 Classrooms
- Bathroom On Each Floor
- Community Meeting Rooms (180 & 380 Person Capacity)
- Two Interior Stairwells

# PROPERTY PHOTOS





