

For Sale

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

**Brown
Harris
Stevens** **Bold
Honest
Smart**

254-14 Union Turnpike, Glen Oaks, NY, 11004



Property Information

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

Main Building Details

- 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

For Further Information and Inspection:

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PURCHASE PRICE: UPON REQUEST

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Residence on Property Features

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One- Family Residence With Grandparent Apartment

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



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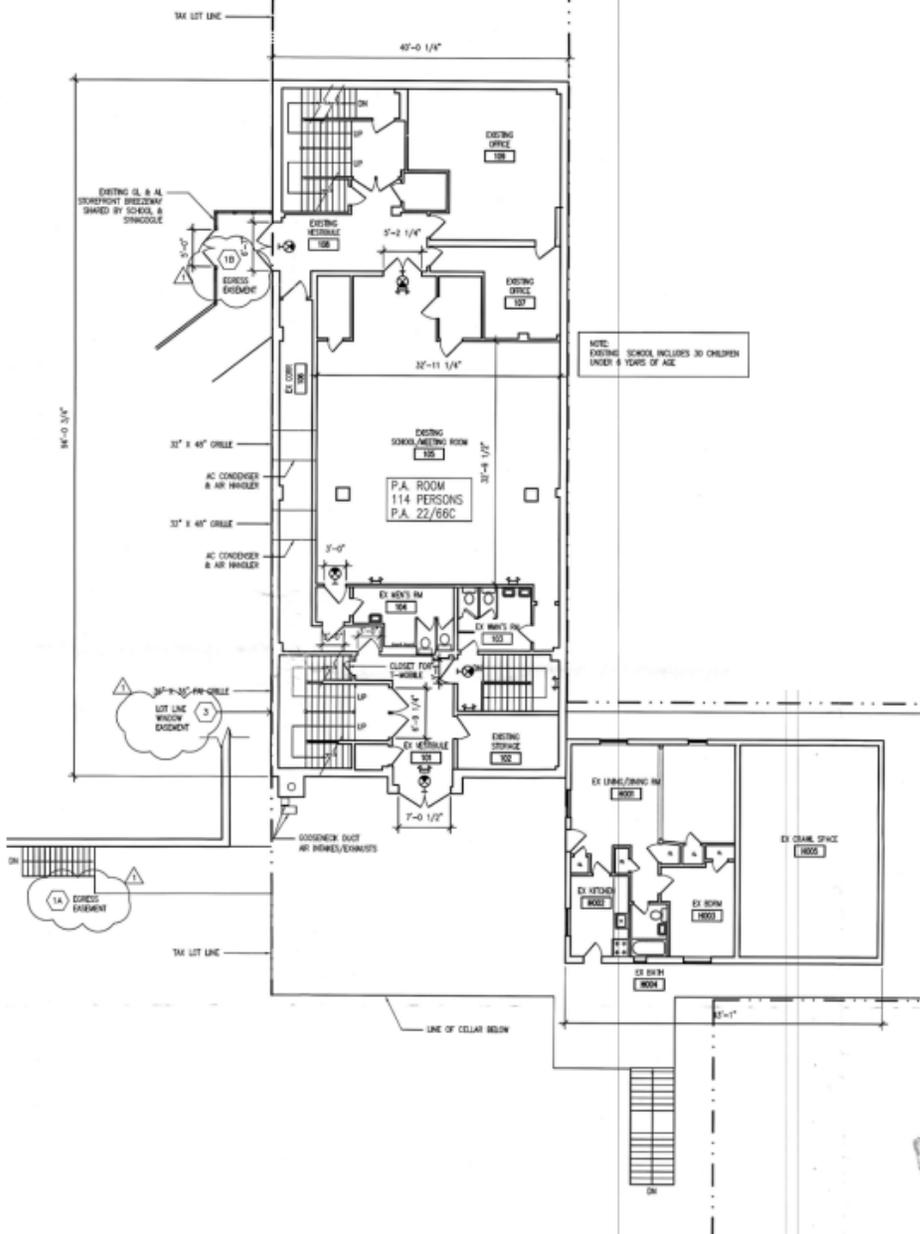
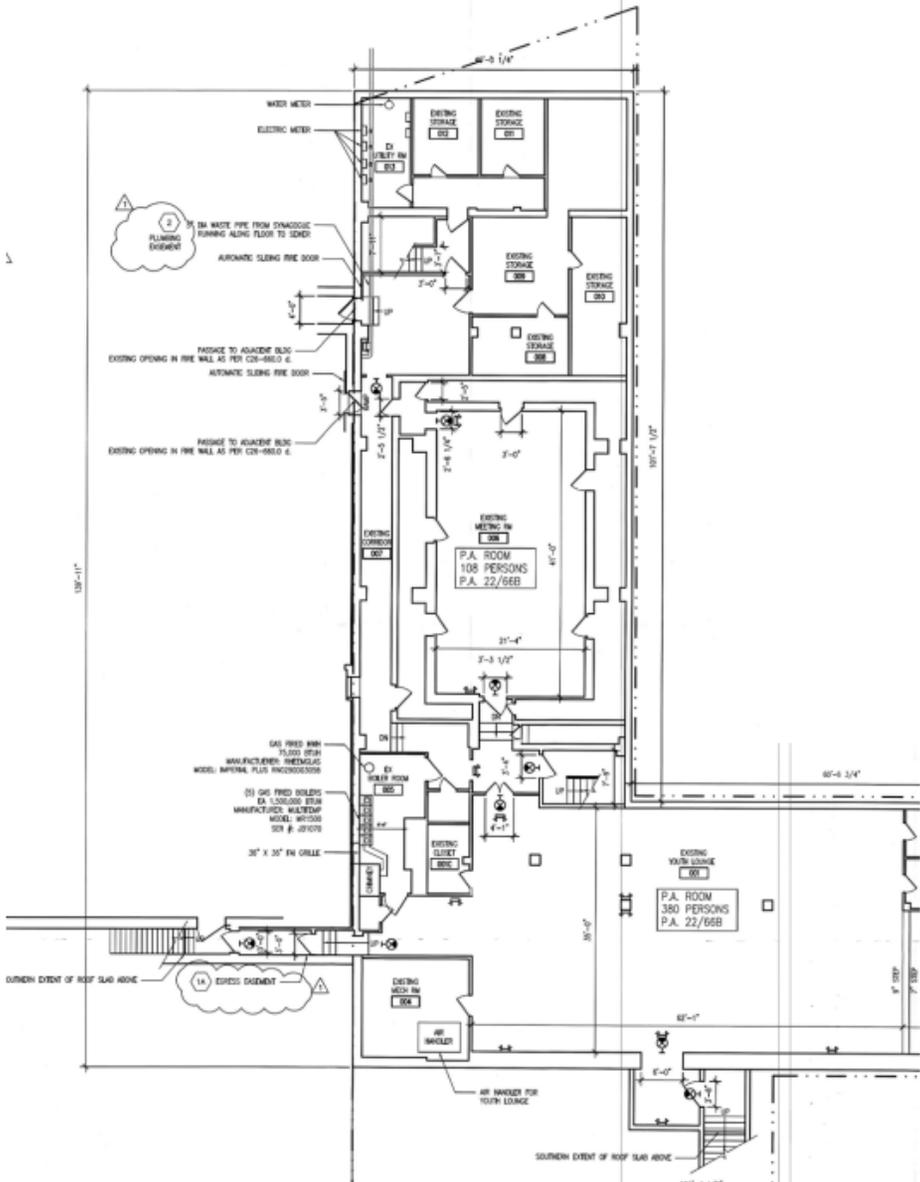
Property Photos



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Floor Plans



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