

# PRIME OFFICE BUILDING FOR SALE

56 School Street  
Glen Cove, NY 11542

Two story office building for sale in the heart of Glen Cove's commercial district. Fully renovated in 2016 with 3 offices on the ground floor and 1 large suite on the second floor with an industrial loft style atmosphere. Large windows, 2 zones of industrial HVAC duct work, a kitchenette and 4 designated parking spaces in the rear. Directly across the street from Starbucks, AMC, F45, Staples and other well known retailers.

\$799,000.00

## LISTING DETAILS

- Property Type: Office / Retail
- Year Built: 1928 / 2016
- Space Size: 2,070 SF Approx.
- Lot Size: 1,656 SF Approx.
- NOI: \$36,519
- Taxes: \$19,136
- Zoning: B1
- HVAC: 2 Zones / Central



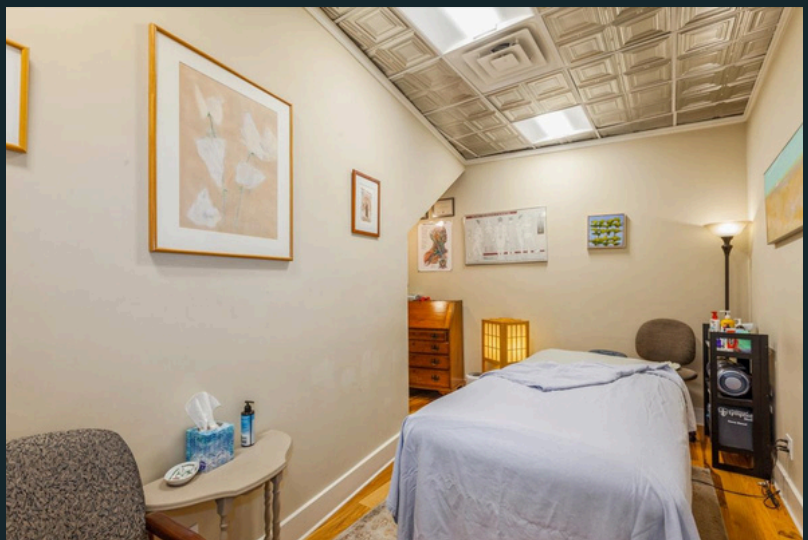
## NICHOLAS EVANGELISTA

Real Estate Agent  
NY Space Finders Inc.  
516-385-7725  
nick@nyspacefinders.com

# NYSFACE FINDERS



# NYS SPACE FINDERS



All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. NY Space Finders Inc. makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.

Main Office: 31-19 Newtown Avenue Suite 303. Astoria, NY 11102 Tel: 718-440-8162 Fax: 718-440-8165

Long Island Office: 37-B Cedar Swamp Road. Glen Cove, NY 11542 Tel: 516-801-6181 Fax: 516-801-6179

# NYSPACE FINDERS

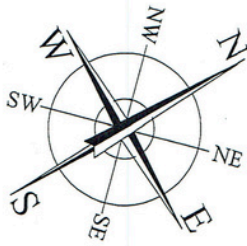
Income			
Suite	Monthly	Annual	Lease
2nd Floor	\$ 3,076.00	\$ 36,912.00	Month to Month
1st Floor Office #1	\$ 840.00	\$ 10,080.00	Month to Month
1st Floor Office #2	\$ 770.00	\$ 9,240.00	Month to Month
1st Floor Office #3	\$ 840.00	\$ 10,080.00	Month to Month
<b>Total</b>	<b>\$ 5,526.00</b>	<b>\$ 66,312.00</b>	

Operating Expenses		
	Monthly	Annual
City Tax	\$ 426.42	\$ 5,117.00
School Tax	\$ 1,056.50	\$ 12,678.00
County Tax	\$ 111.75	\$ 1,341.00
Water	\$ 24.42	\$ 293.00
National Grid	\$ 200.50	\$ 2,406.00
PSEG	\$ 120.33	\$ 1,444.00
Fire Extinguisher Inspection	\$ 6.25	\$ 75.00
Cleaning Supplies	\$ 12.50	\$ 150.00
Cleaning Services	\$ 108.33	\$ 1,300.00
Window Cleaning	\$ 27.08	\$ 325.00
Property Insurance	\$ 388.67	\$ 4,664.00
<b>Total</b>	<b>\$ 2,482.75</b>	<b>\$ 29,793.00</b>

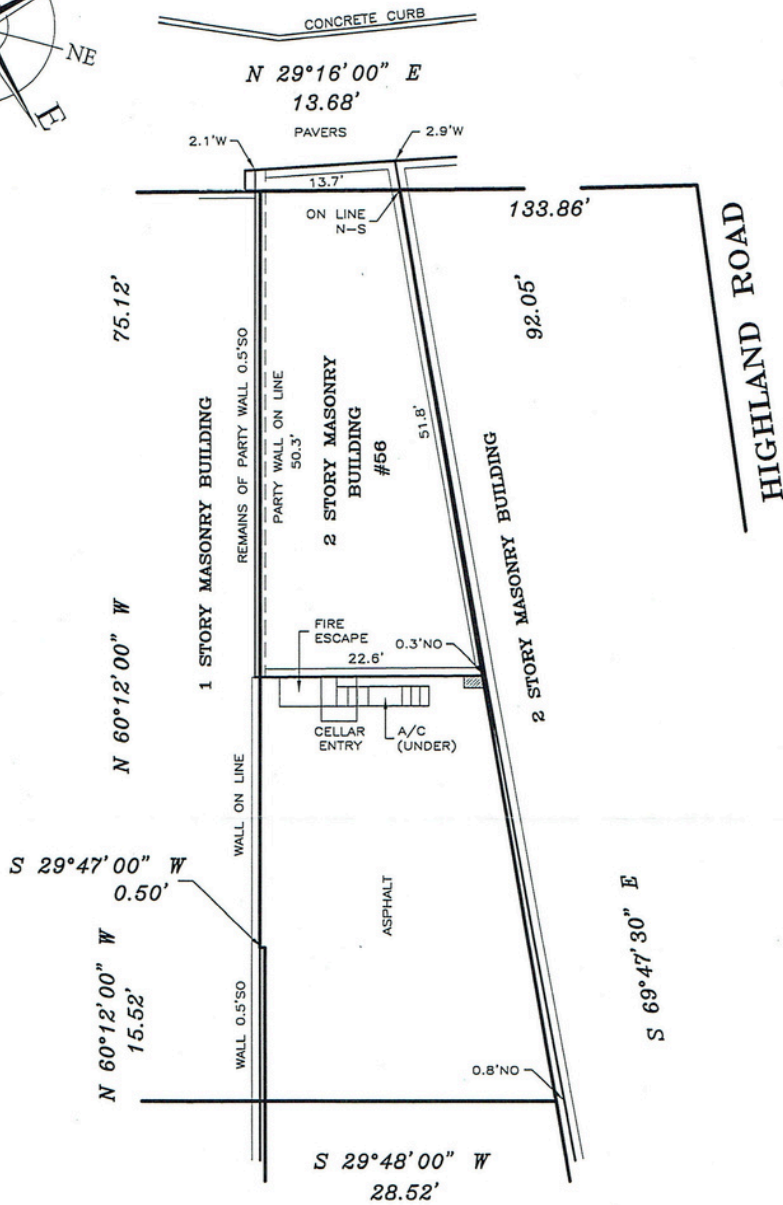
All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. NY Space Finders Inc. makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.

Main Office: 31-19 Newtown Avenue Suite 303, Astoria, NY 11102 Tel: 718-440-8162 Fax: 718-440-8165

Long Island Office: 37-B Cedar Swamp Road, Glen Cove, NY 11542 Tel: 516-801-6181 Fax: 516-801-6179



**SCHOOL STREET**



THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



**LEONARD J. STRANDBERG AND ASSOCIATES,**  
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.

32 SMITH STREET, FREEPORT, NY 11520  
516-378-2064 • 212-213-4090 • FAX 516-378-6649

SURVEY OF: Described Property

FILED MAP: N/A

LOCATED AT: City of Glen Cove,  
County of Nassau,  
State of New York

TAX DESIG: Sec. 23, Block E, Lot 505

DRAWN BY: M.V. CHECKED BY: A.T.

CERTIFIED TO: Eagle Abstract Corp.;  
Westcor Land Title Insurance Company;  
Bank of America, N.A.,  
its successors and/or assigns;  
ARS Real Estate Holdings LLC

TITLE NO.: WTI-N-24333

DATE: April 25, 2016

SCALE 1" = 15'

BY:

