

FOR SALE
ASKING PRICE \$3,300,000

 CLICK FOR
PROPERTY VIDEO

1 CONTINENTAL HILL

Glen Cove, NY 11542 | Nassau County



RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **1 CONTINENTAL HILL** — in Glen Cove.

The subject property is a 15,125 square foot building on a 34,516 square foot lot in the City of Glen Cove, New York. The building will be delivered vacant at closing, providing an opportunity for an owner-operator to occupy the space for their own business. The front of the building is divided into three spaces with overhead doors in the front, while the rear portion boasts ample warehouse & storage space with high ceilings, open floorplan and usable basement. Ideal location for warehouse, manufacturing and distribution. The property is zoned R-4B, which permits special uses at the discretion of the Planning Board, including changes in noncomplying buildings, churches and places of worship.

PROPERTY SUMMARY

THE OFFERING

Property Address	1 Continental Hill
Neighborhood	Glen Cove
County	Nassau
Location	Located on the west side of Continental Place between Robinson Ave and Johnson Street
Section / Block / Lot	21 / 9 / 6
Property Type	Industrial

PROPERTY INFORMATION

Lot Dimensions	32' x 242'
Lot SF	34,516 SF (approx.) 0.79 acres (approx.)
Stories	2
Year Built / Last Altered	1920 / 2020
Above Grade Commercial SF	15,125 SF (approx.)

ZONING INFORMATION

Zoning	R-4B
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TAX INFORMATION

Total Property Taxes (2024)	\$22,077.91
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LOCATION PHOTOS



BAY 1



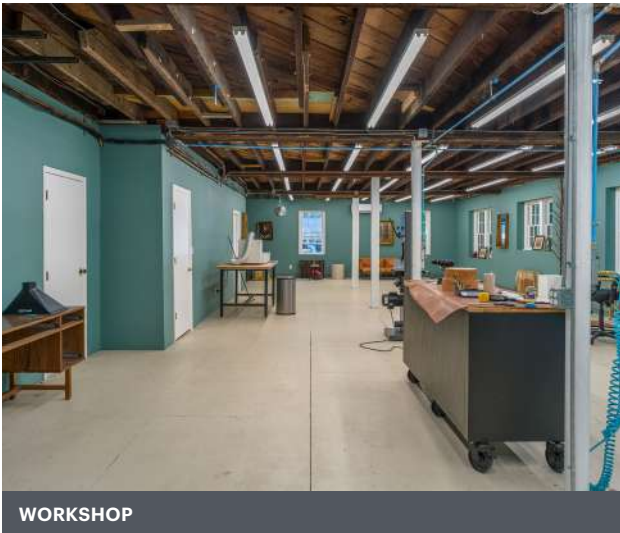
BAY 2



BAY 3

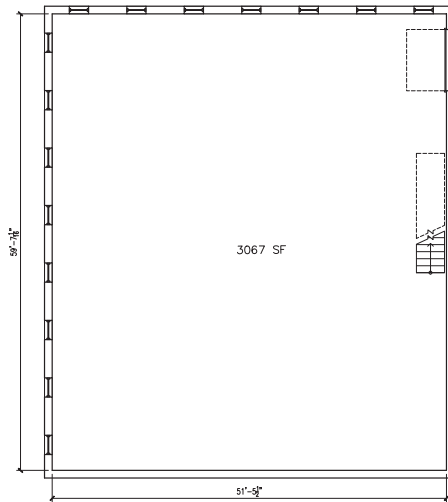


LOCATION PHOTOS

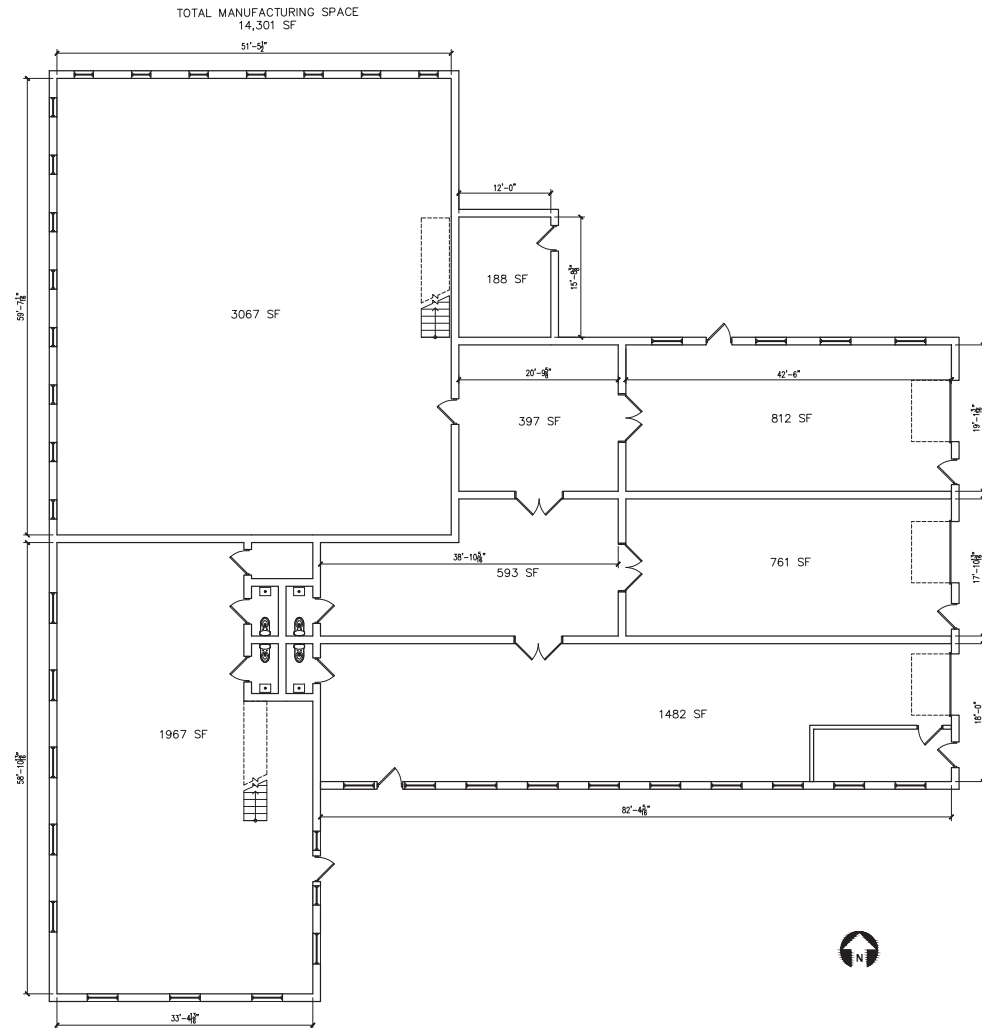


FLOOR PLAN

Cellar

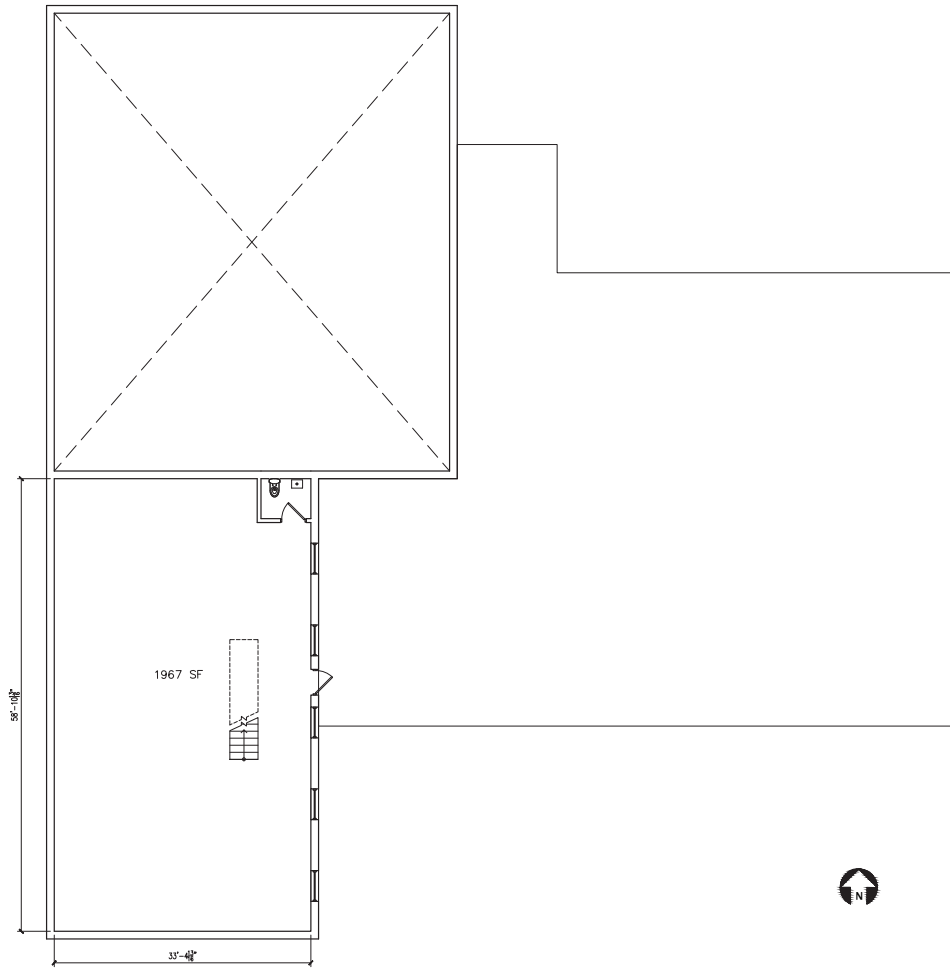


Ground Floor

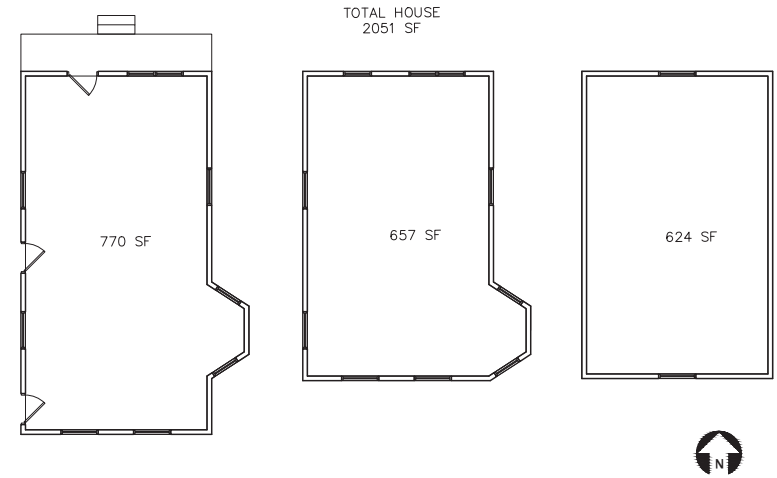


FLOOR PLAN

Second Floor



House Plans



**1 CONTINENTAL HILL
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	21,179	53,332	113,567
NUMBER OF HOUSEHOLDS	7,830	19,315	39,662
AVERAGE HOUSEHOLD INCOME	\$109,274	\$166,862	\$207,487
MEDIAN HOUSEHOLD INCOME	\$77,868	\$110,281	\$132,700
COLLEGE GRADUATES	5,894 27.6%	20,330 35.9%	50,762 41.9%
TOTAL BUSINESSES	1,001	2,276	5,160
TOTAL EMPLOYEES	7,253	18,217	56,121
DAYTIME POPULATION	18,687	46,192	114,670

CONTACT EXCLUSIVE AGENTS

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