

102 Mineola Ave

102 Mineola Ave, Roslyn Heights, NY 11577

 **DouglasElliman**
Commercial

Presented By:
NY Real Estate - HootanRE



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Property Details

102 Mineola Ave Roslyn Heights NY

Contact Exclusive Listing Associate Broker for Details:::

HOOTAN MOEIRZADEH - (516) 441-2646 (Mobile)
Hootan.Moeirzadeh@Elliman.com

SEE MORE LISTINGS:

<https://www.ellimancommercial.com/Hootan-Moeirzadeh>
<https://www.loopnet.com/brokerdirectory/profile/Hootan-Moeirzadeh/kb34vb8>

HootanRE.com

Rental Rate:	\$45.82 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	3,371 SF
Year Built:	1985
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$3.82 /SF/MO

A Well-Established Barbershop in Prime Roslyn Heights Built with LOTS of LOVE!

A RARE opportunity to own a Turn KEY- Thriving Barbershop/Grooming business in the heart of Roslyn Heights, surrounded by high-income residential and commercial density.

Property Highlights:

- Approx. 550± ft
- Renovated interior
- Includes Mini Split & Wall AC with option to connect to Central HVAC
- Rear shared parking
- LARGE Windows
- 4 barber chairs, shampoo station, and ADA-compliant restroom
- Dual access: front and rear entrances
- Located on heavily trafficked Mineola Ave
- 5-minute walk to LIRR Roslyn Station &
- 495 LIE- Few Blocks
- Surrounded by banks, schools, houses of worship, shopping centers, restaurants (authentic & international), medical offices, and more
- Next door: new restaurant opening soon!

Financial/Business Details:

- Monthly Rent: \$2,100 + Utilities
- Lease Term: 5 years remaining, with potential extension up to 10 years
- Business Asking Price: \$85,000.
- Proof of funds required
- Private showings only – Please do not approach staff or enter without appointment

All information subject to independent verification.

Newly listed – additional details coming soon.

Please email or call with any questions.

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Price: \$45.82 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/102-Mineola-Ave-Roslyn-Heights-NY/38703804/>

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Listing space

1st Floor	Space Available:	550 SF
	Rental Rate:	\$45.82 /SF/YR
	Date Available:	Now
	Service Type:	Full Service
	Built Out As:	Standard Retail
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	Negotiable

Rental rate is non-negotiable.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Attilios Pizza	-	
Empire Dynasty	-	
New No 1 Chinese Kitchen	-	
Richard Black Studio	-	

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Location



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Property Photos



20251208_131705

A black graphic with white and blue text. At the top left is the Douglas Elliman logo, a stylized 'E' inside a circle. To its right is the text 'Douglas Elliman' in a serif font, with 'EST. 1911' in a smaller font above 'COMMERCIAL'. Below this, the word 'AVAILABLE' is written in large, bold, white capital letters. Underneath that, 'HOOTAN MOEIRZADEH' is written in large, bold, blue capital letters. Below that, 'M:516-441-2646' is written in large, bold, white capital letters. At the bottom, the website 'ELLIMAN.COM/HOOTANMOEIRZADEH' is written in smaller, blue capital letters.

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Property Photos



20251208_131625



BestBarberShop

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Property Photos



HootanRE Vint HighRes



20251208_131643

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Property Photos



20251208_131929



Restroom shelving

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Property Photos



20251208_131731



20251208_131651

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Property Photos



20251208_131540



20251208_132431

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Property Photos



20251208_132421



20251208_132424

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20251208_132436

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Property Photos



20251208_132523



20251208_132335

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20251208_132345



20251208_133259

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Property Photos



20251208_133410



20251208_133501

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Property Photos



20251208_133526



Building Photo

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Property Photos



Interior Photo



Building Photo

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Hootan Moeirzadeh

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