

*All information is confidential and subject to a Non-Disclosure Agreement (NDA).*

**665 Commercial Avenue, Garden City, NY, 11530**

**Full Description**—Presenting a Prime Commercial opportunity in Garden City, NY! This versatile property offers 5,500 sq ft of interior space consisting of a warehouse and multiple offices perfectly designed for diverse business needs. The property sits on a 13,613 sq ft lot with a 12 car private parking lot plus 4 extra spots in the front. Downstairs includes a Welcoming Showroom, an Opulent Conference room, 2 Bathrooms, a Kitchenette for employee use, and Direct Access to the Warehouse. The Fully Renovated Upstairs features an Executive Office overlooking the warehouse, 6 Additional Administrative Offices, and a Bathroom. The Spacious Warehouse is designed for both functionality and convenience. It features an Open Layout, High 15–16 foot Ceilings, 2 Overhead Doors (12 foot), Security Camera System, a Bathroom, and 10 Skylights that fill the warehouse with Natural Light during the day while Reducing Energy Costs and creating a Bright Work Environment. Brand–new LED lighting throughout provides Excellent Visibility and Energy Efficiency around the clock. The warehouse also includes a Backyard Storage Area for securing additional equipment or materials. Conveniently located just minutes from Hofstra University, Nassau Community College, and Nassau Coliseum, offering excellent Access and Visibility in the Heart of Nassau County. The area is experiencing exponential growth with the new casino development underway, which is set to enhance the local economy and attract even more visitors. This property offers the flexibility to accommodate various business operations in a Prime Location!



**Listed By: George Gatt (516–828–0817)**

George Gatt | 516-828-0817 | [georgegatt.re@gmail.com](mailto:georgegatt.re@gmail.com)



*All information is confidential and subject to a Non-Disclosure Agreement (NDA).*

**LOCATION:** Conveniently located just minutes from Hofstra University, Nassau Community College, and Nassau Coliseum, offering excellent Access and Visibility in the Heart of Nassau County.

**GROWTH:** The area is experiencing exponential growth with the new casino development underway, which is set to enhance the local economy and attract even more visitors.

**Zoning:** Industrial

**Lot Size:** 13,613sqft

**Parking:** 12 Car Private Parking Lot with additional space for 4 cars in front of the building.

**Facilities:** 4 Half Bathrooms and Kitchenette.

**Interior Sqft:** 5,500sqft total with an additional 840sqft upstairs.

- **Downstairs Features (5,500sqft):**
  - Welcoming Showroom.
  - Opulent Conference room.
  - 2 Bathrooms.
  - Kitchenette for employee use.
  - Direct Access to the Warehouse.
- **Upstairs Features(840sqft):**
  - Fully Renovated.
  - Executive Office overlooking the warehouse.
  - 6 Additional Administrative Offices.
  - 1Bathroom.
- **Warehouse Features:**
  - Open Layout.
  - High 15–16 foot ceilings.
  - 2 Overhead Doors (12–foot).
  - Security Camera System.
  - 1Bathroom.
  - 10 Skylights for natural light and energy efficiency.
  - Brand–new LED lighting throughout for excellent visibility and energy efficiency.

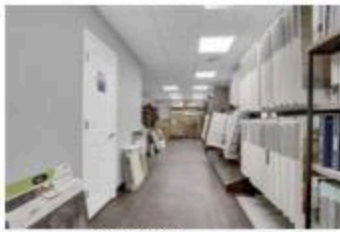
**Backyard:** Storage Area for additional equipment or materials.

**Renovations (Only 5 Years Ago) :** New Roof, Stucco, and Upstairs Offices Addition.

**Perc Test Results:** CLEAN

**Transferable Mortgage:** Offering the advantage of inheriting a lower interest rate along with reduced taxes and fees.

*All information is confidential and subject to a Non-Disclosure Agreement (NDA).*



**Showroom**



**Downstairs Kitchenette**



**Showroom Bathroom**



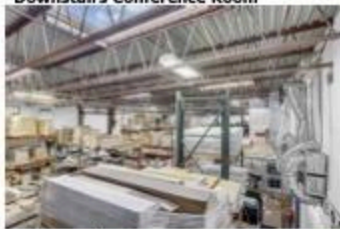
**Downstairs Conference Room**



**Conference Room Bathroom**



**Warehouse**



**Warehouse**



**Warehouse**



**Warehouse**



**Warehouse**



**Warehouse**



**12 foot Overhead Door**



**Warehouse Bathroom**



**Upstairs Offices**



**Upstairs Offices**