

# OFFERING MEMORANDUM

Mixed-Use Mutli- Unit PROFESSIONAL OFFICE Building | 183 Mineola Blvd Mineola, NY 11501

**FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY



Mixed-Use Mutli-Unit PROFESSIONAL Building | 183 Mineola Blvd Mineola

|                  |             |             |              |
|------------------|-------------|-------------|--------------|
| Building Size:   | 6,500Ft +/- | Lot Size:   | 5,000SF      |
| Available SF:    | 4,300+/-    | Parking:    | 12+/- Spaces |
| Number of Units: | 2           | Zoning:     | B-2          |
| Cap Rate:        | 7.0%        | Frontage:   | Feet         |
| Year Built:      | 1951        | Sale Price: | Upon Request |

*\*enter disclaimer here...*

## Property Overview

### PHENOMENAL PLATINUM PROPERTY

Welcome to This Superb Commercial Masterpiece- A+ Mixed-Use Office Building, offering 2 x Units. A RARE Gem that sets the standard for Top-Tier A FREE STANDING Office Buildings. Mixed-Use Office Building offers x 2 separate units with endless possibilities for: Medical Practices/Services, Legal, Architectural, Financial, Real Estate Development/Services, Etc. Owner-Users, Investors, or End-Users seeking Prestige and Performance.

Approx. 6,500ft +/- 3 Floors: Office/Retail, Office, Concrete Floors (Super Soundproof), Fully/Expertly gut-renovated by a Top-Tier Architect & Designer, Blending Elegance with Modern Precision, Newly Updated Roof, Newly Updated Windows/Interior Doors, Finishes & Much More! Floor-to-Ceiling Glass, New Installed Central Heating & Cooling Systems, Gas Heat, Separately Metered Gas/Electric Service, Private Parking: 10± spaces & Convenient Street/Municipal, Brand New Fire Alarm System, LED Lighting Throughout, Wireless Keyless Entry, High-End Security & Video Surveillance, Multiple Restrooms on Each Floor, Multiple Access Points to All Levels.

*Exclusively represented by:*

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker  
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# PROPERTY HIGHLIGHTS

Mixed-Use Mutli- Unit PROFESSIONAL OFFICE Building | 183 Mineola Blvd Mineola, NY 11

- 3 Floors: Office/Retail, Office
- Concrete Floors- Solid/Super Soundproof
- Fully/Expertly gut-renovated by a Top
- Modern Precision- Newly Updated Roof
- Newly Updated Windows/Interior Doors, Finishes
- Floor-to-Ceiling Glass
- Separately Metered Gas/Electric Service-
- Excellent VISIBILITY, Corner Property
- Separately Metered Gas/Electric Service-
- New Installed Central Heating & Cooling Systems, Gas Heat
- Private Parking: 10± spaces & Convenient Street/Municipal
- Brand New Fire Alarm System
- LED Lighting Throughout, Wireless Keyless Entry
- High-End Security & Video Surveillance
- LOCATION: LIRR Mineola Station- Commuters Parking Lots-
- NYU Hospital-Langone Medical Center (Mineola & Garden City), Courthouse

## Exterior Photos:



*Exclusively represented by:*

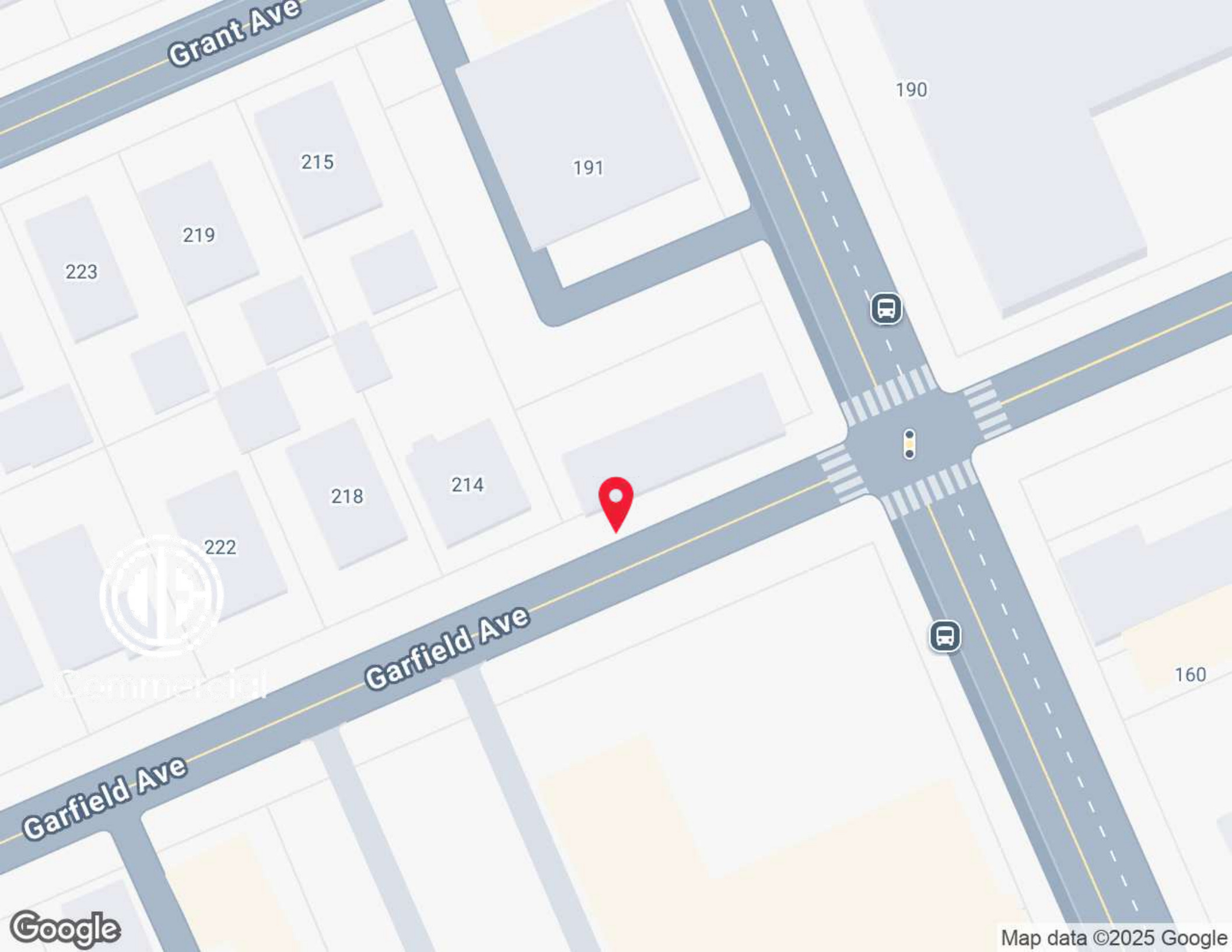
**HOOTAN MOEIRZADEH**

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Commercial



Grant Ave

190

191

215

219

223

218

214

222

Garfield Ave

Garfield Ave

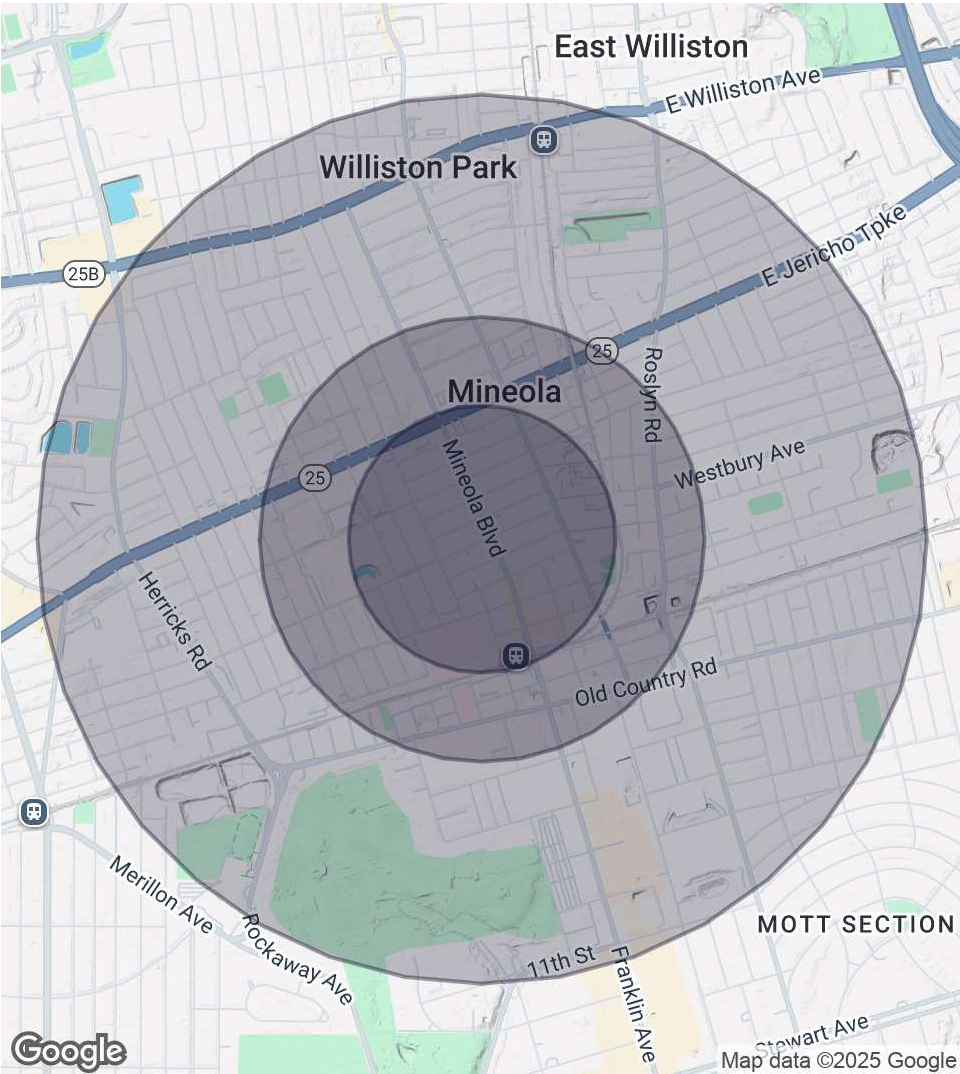
160

Google

Map data ©2025 Google

# DEMOGRAPHICS MAP & REPORT

Mixed-Use Mutli- Unit PROFESSIONAL OFFICE Building | 183 Mineola Blvd Mineola, NY 11



## 0.3 Miles Radius

**Population**  
5,031  
**Households**  
2,273  
**Average HH Income**  
\$159,010

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 0.5 Miles Radius

**Population**  
10,412  
**Households**  
4,477  
**Average HH Income**  
\$160,353

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 1 Mile Radius

**Population**  
26,057  
**Households**  
10,103  
**Average HH Income**  
\$176,658

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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## **We Are Commercial Real Estate**

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