

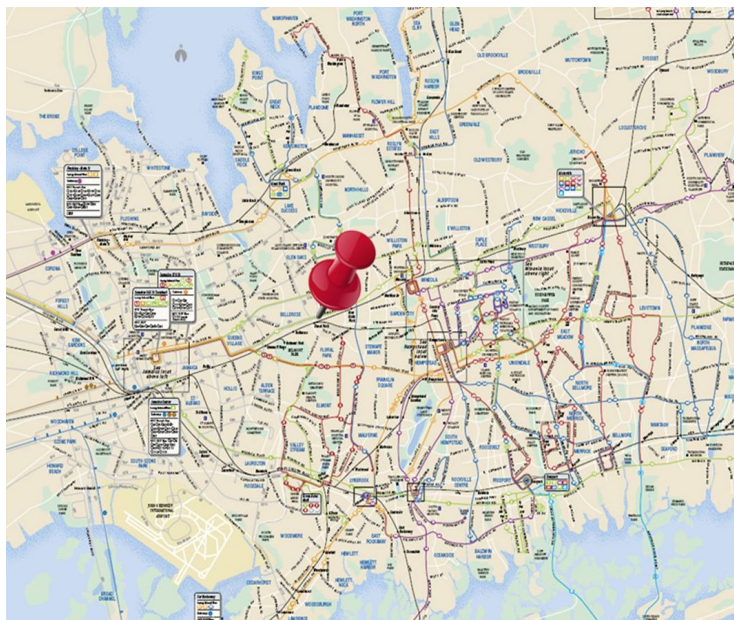
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516-359-8028

OFFICE FOR LEASE

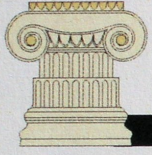
35 North Tyson Avenue
Floral Park, NY 11001

WWW.LANDMARKBROCHURES.HOMESTEAD.COM



- **Space Available: 2,450 SF**
- **Price only \$22/SF/Yr Gross**
- **Steps from public transport
Bus Lines & LIRR Train**
- **Central Location**
- **Newly Renovated Building**
- **On the Nassau-Queens
Border**
- **Ample Parking**
- **24/7 Access**

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



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PROPERTY INDICATORS

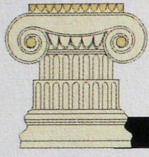
- **Sect: 8, Block: 74, Lot: 1- 4**
- **Lot Size: 80' x x100', 8,000 SF**
- **Building Size: Approximately 11,000 SF**
- **Zoning: B2**
- **Ample Parking**
- **Newly Renovated**
- **Easy access to public transportation**

SPACES AVAILABLE

First Floor:

2,450 SF

- **COST: \$22/SF/Yr Gross**
- **The price includes:**
 - Common Area Charges**
 - Electric**
 - Base Year Tax**
 - Base Year Insurance**
 - Heating and Air Conditioning**
 - Generous Parking**



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PUBLIC DATA

Nassau County
Long Island, New York



[Department Home](#) | [Property Search](#) | [Map](#) | [Search Options](#) | [Assessment Information](#) | [Help](#)

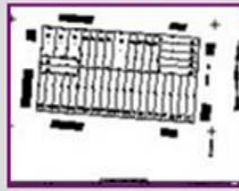
Section 8 **Block** 074 **Lot** 1 **Condo** **Unit** **Town** North Hempstead
Address 35 No Tyson Ave, Port Washington, 11050
Village Incorporated Village of Floral Park - **School** Floral Park - Bellerose - H-22



[Enlarge photos](#)



[View Area Maps](#)



[View Tax Maps](#)



[View Property Sketch](#)



[View Correspondence](#)

[Values](#) | [Valuation Process](#) | [General and School Taxes](#) | [Property Description](#) | [Recent Sales](#) | [FAQ – residential only](#)

Roll Year	2012-2013	Liber & Page (Deed#)	11571 0495
Property Size Code		Land Category	Commercial
Property Class Code	464.14	Land Title	Office Building
Item Number		Land Description	
NYS School Code	282022		Office Building
NYS SWIS Code	282259	Lot Grouping	1-4
View Property Record Cards 1938-1985			

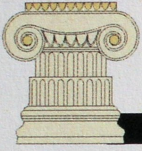
Tax Year	2013
Card	1
School District	FLORAL PARK-BELLEROSE UFSD - H-22
Acres	0.1837
Lot Frontage	100
Lot Depth	80
Lot Square Footage	8000
Land Code	PRIMARY SITE
Location	SECONDARY STRIP
Year Built	1953

Building Detail

BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1953	C	OFFICE BLDG LR 1-3S	7300	7300	1	01-01	0	OFFICES
1	1953	C	OFFICE BLDG LR 1-3S	3723	3723	1	02-02	0	OFFICES
1	1953	C	OFFICE BLDG LR 1-3S	1460	1460	1	B1-B1	0	SUPPORT AREA

Addition and Out-Building Structures

Code	Structure	Area
SS1	SPRINKLER SYS WET	0

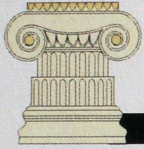


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AERIAL PHOTOGRAPHS



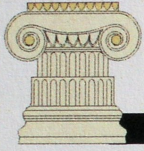
Assigned Private Parking



The property's central location on the Nassau - Queens border, and its close proximity to both Queens and Long Island public transportation makes it an ideal place to move your business to.

Bus lines within walking distance:

- Queens Q36
 - Queens Q79
 - Long Island N24
- LIRR Train Station
- Floral Park

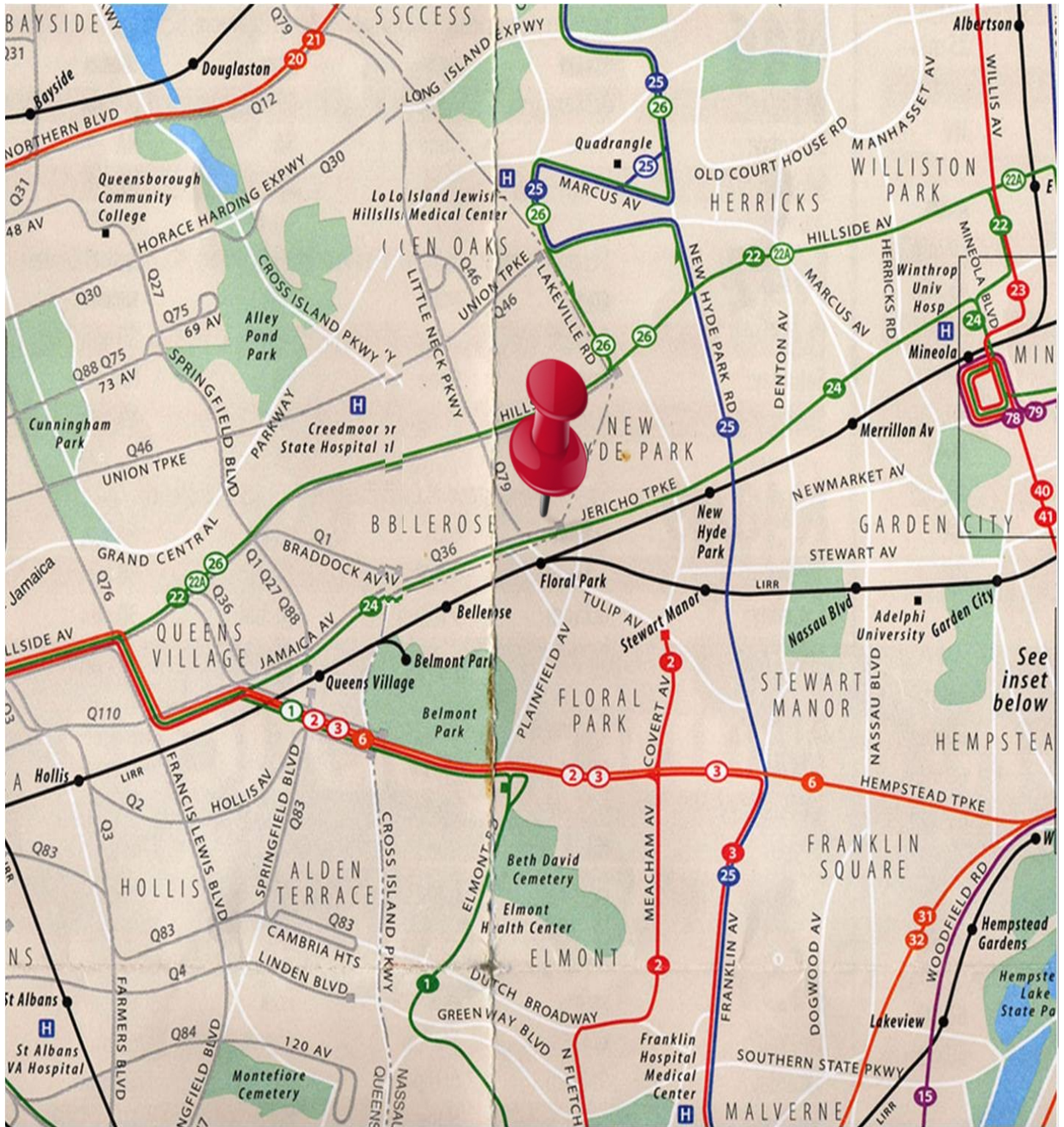


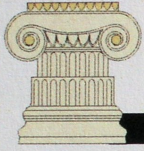
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Public Transportation



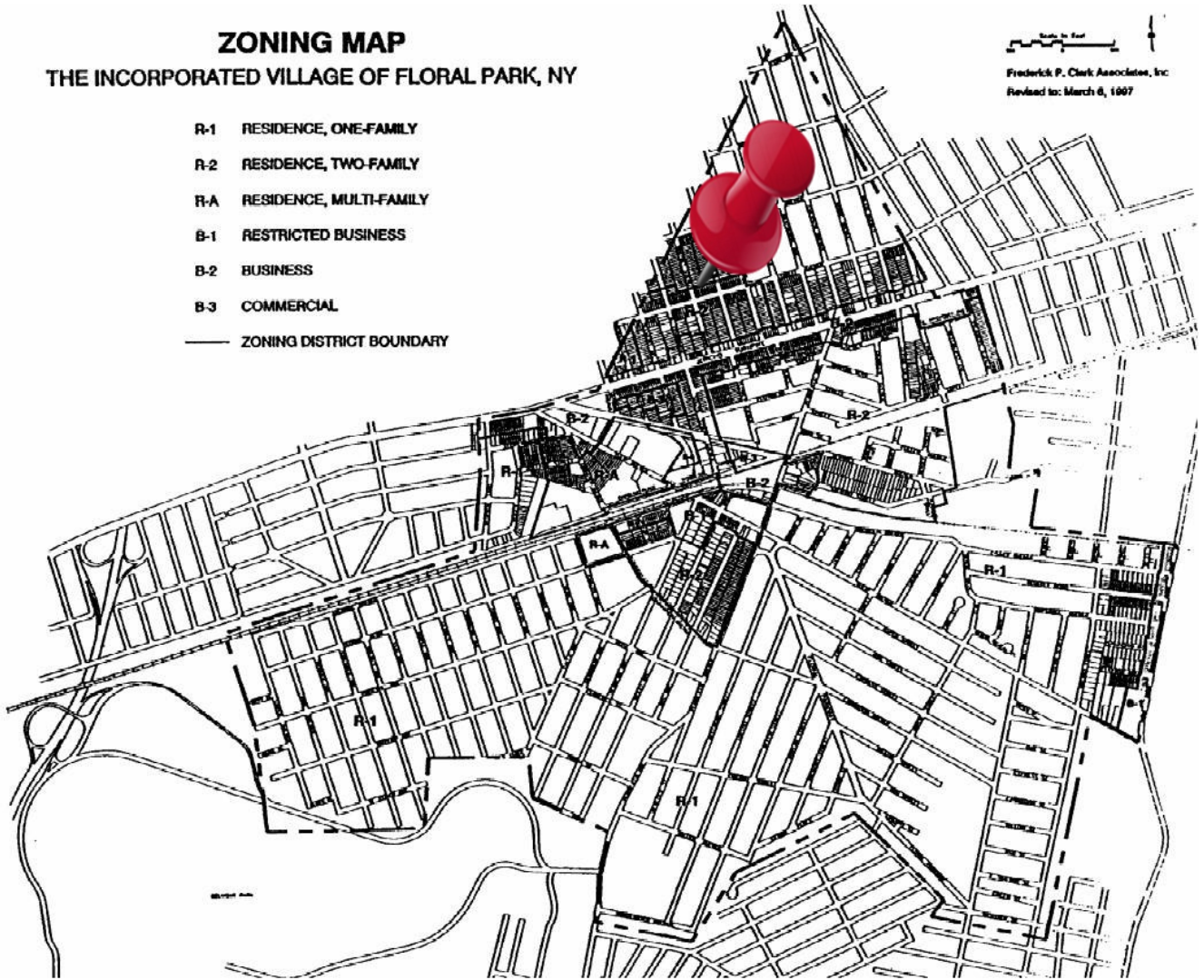


ZONING MAP

THE INCORPORATED VILLAGE OF FLORAL PARK, NY

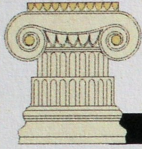
- R-1 RESIDENCE, ONE-FAMILY
- R-2 RESIDENCE, TWO-FAMILY
- R-A RESIDENCE, MULTI-FAMILY
- B-1 RESTRICTED BUSINESS
- B-2 BUSINESS
- B-3 COMMERCIAL
- ZONING DISTRICT BOUNDARY

Scale: 1" = 100'
Frederick P. Clark Associates, Inc.
Revised to: March 8, 1997



B-2 District (Business)

Permitted uses: Retail store (no food), Office, Bank, Financial Institution, Repair Shop (jewelry, watches, clocks, optical, musical and scientific instruments), Travel Agency, Real Estate Office, Retail Insurance Office, Hairdresser, Beauty Salon, Barbershop, Nail Salon

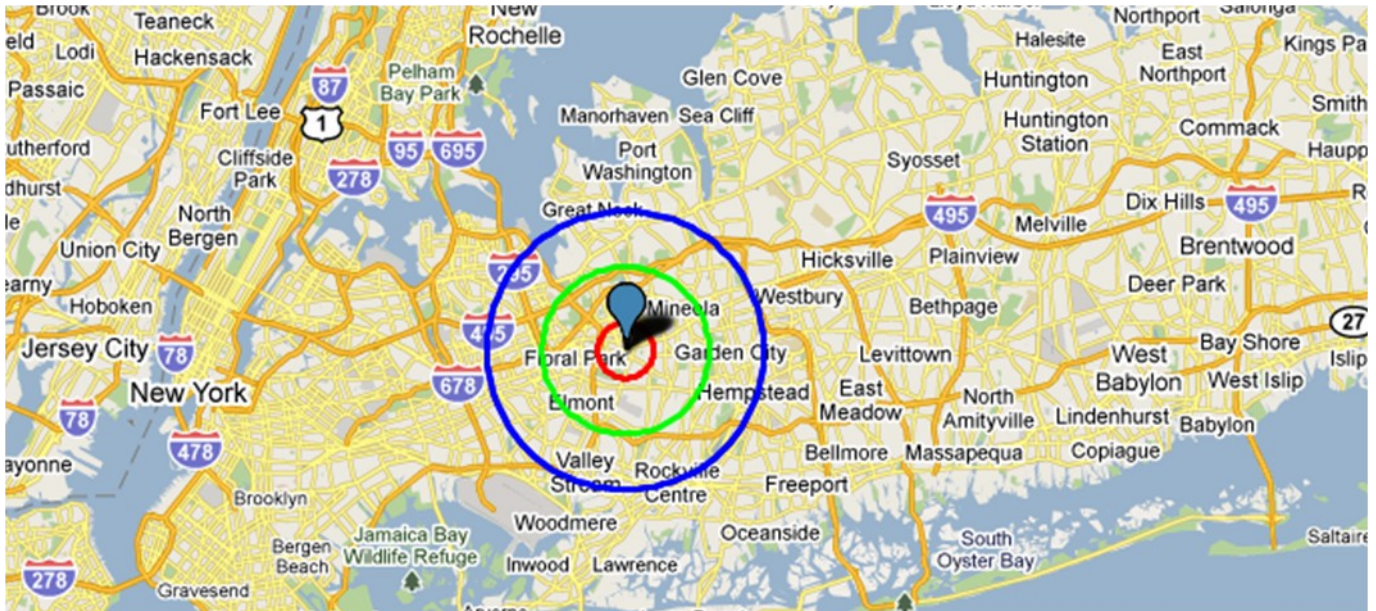


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DEMOGRAPHIC MAP

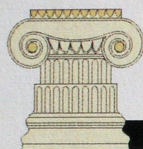


DEMOGRAPHIC DATA

<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	38,315	13,716	\$34,690	\$ 97,728
3 MILES	312,275	110,206	\$69,170	\$ 94,074
5 MILES	823,083	291,021	\$68,026	\$ 95,830

SAMPLE DRIVING DISTANCES

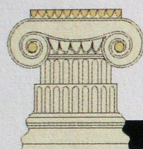
Long Island Bus N24	0.00 Miles
Queens Bus Q36 and Q79	0.43 Miles
Long Island Railroad Floral Park Sta.	0.45 Miles
John F. Kennedy Airport	10.56 Miles
LaGuardia Airport	12.43 Miles
Manhattan	18.20 Miles



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DEMOGRAPHIC DATA

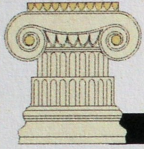
Population	1-mi.	3-mi.	5-mi.
2008 Male Population	18,498	147,464	388,405
2008 Female Population	19,817	164,815	434,678
% 2008 Male Population	48.28%	47.22%	47.19%
% 2008 Female Population	51.72%	52.78%	52.81%
2008 Total Adult Population	29,696	243,268	639,656
2008 Total Daytime Population	29,531	244,868	691,095
2008 Total Daytime Work Population	11,445	90,392	286,732
2008 Median Age Total Population	40	40	39
2008 Median Age Adult Population	47	46	46
2008 Age 0-5	2,782	21,560	58,982
2008 Age 6-13	3,834	31,150	81,933
2008 Age 14-17	2,004	16,302	42,512
2008 Age 18-20	1,303	11,986	31,089
2008 Age 21-24	1,607	14,365	38,922
2008 Age 25-29	1,907	17,038	47,919
2008 Age 30-34	2,116	18,568	51,343
2008 Age 35-39	2,763	22,178	59,430
2008 Age 40-44	3,209	25,058	65,346
2008 Age 45-49	3,348	25,662	66,462
2008 Age 50-54	2,795	22,335	57,638
2008 Age 55-59	2,513	20,589	53,049
2008 Age 60-64	1,875	15,576	40,847
2008 Age 65-69	1,436	12,788	33,795
2008 Age 70-74	1,354	10,967	28,192
2008 Age 75-79	1,299	9,867	24,592
2008 Age 80-84	1,187	8,715	20,948
2008 Age 85+	986	7,577	20,083
% 2008 Age 0-5	7.26%	6.90%	7.17%
% 2008 Age 6-13	10.01%	9.97%	9.95%
% 2008 Age 14-17	5.23%	5.22%	5.16%
% 2008 Age 18-20	3.40%	3.84%	3.78%
% 2008 Age 21-24	4.19%	4.60%	4.73%
% 2008 Age 25-29	4.98%	5.46%	5.82%
% 2008 Age 30-34	5.52%	5.95%	6.24%
% 2008 Age 35-39	7.21%	7.10%	7.22%
% 2008 Age 40-44	8.37%	8.02%	7.94%



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DEMOGRAPHIC DATA

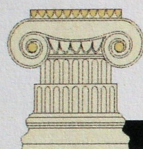
2008 Age 45-49	3,348	25,662	66,462
2008 Age 50-54	2,795	22,335	57,638
2008 Age 55-59	2,513	20,589	53,049
2008 Age 60-64	1,875	15,576	40,847
2008 Age 65-69	1,436	12,788	33,795
2008 Age 70-74	1,354	10,967	28,192
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% 2008 Age 0-5	7.26%	6.90%	7.17%
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% 2008 Age 30-34	5.52%	5.95%	6.24%
% 2008 Age 35-39	7.21%	7.10%	7.22%
% 2008 Age 40-44	8.37%	8.02%	7.94%
% 2008 Age 45-49	8.74%	8.22%	8.07%
% 2008 Age 50-54	7.29%	7.15%	7.00%
% 2008 Age 55-59	6.56%	6.59%	6.45%
% 2008 Age 60-64	4.89%	4.99%	4.96%
% 2008 Age 65-69	3.75%	4.10%	4.11%
% 2008 Age 70-74	3.53%	3.51%	3.43%
% 2008 Age 75-79	3.39%	3.16%	2.99%
% 2008 Age 80-84	3.10%	2.79%	2.55%
% 2008 Age 85+	2.57%	2.43%	2.44%
2008 White Population	28,123	152,388	366,046
2008 Black Population	738	80,062	259,795
2008 Asian/Hawaiian/Pacific Islander	7,404	56,930	131,443
2008 American Indian/Alaska Native	53	774	2,081
2008 Other Population (Incl 2+ Races)	1,998	22,126	63,718
2008 Hispanic Population	3,723	35,256	99,428
2008 Non-Hispanic Population	34,593	277,023	723,655
% 2008 White Population	73.40%	48.80%	44.47%
% 2008 Black Population	1.93%	25.64%	31.56%
% 2008 Asian/Hawaiian/Pacific Islander	19.32%	18.23%	15.97%
% 2008 American Indian/Alaska Native	0.14%	0.25%	0.25%
% 2008 Other Population (Incl 2+ Races)	5.21%	7.09%	7.74%



DEMOGRAPHIC DATA

2008 Hispanic Population	3,723	35,256	99,428
2008 Non-Hispanic Population	34,593	277,023	723,655
% 2008 White Population	73.40%	48.80%	44.47%
% 2008 Black Population	1.93%	25.64%	31.56%
% 2008 Asian/Hawaiian/Pacific Islander	19.32%	18.23%	15.97%
% 2008 American Indian/Alaska Native	0.14%	0.25%	0.25%
% 2008 Other Population (Incl 2+ Races)	5.21%	7.09%	7.74%
% 2008 Hispanic Population	9.72%	11.29%	12.08%
% 2008 Non-Hispanic Population	90.28%	88.71%	87.92%
2000 Non-Hispanic White	27,869	153,861	359,042
2000 Non-Hispanic Black	651	75,453	243,192
2000 Non-Hispanic Amer Indian/Alaska Native	46	599	1,731
2000 Non-Hispanic Asian	5,620	44,243	100,961
2000 Non-Hispanic Hawaiian/Pacific Islander	2	171	360
2000 Non-Hispanic Some Other Race	67	2,774	6,759
2000 Non-Hispanic Two or More Races	722	10,237	25,515
% 2000 Non-Hispanic White	79.68%	53.55%	48.68%
% 2000 Non-Hispanic Black	1.86%	26.26%	32.97%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.13%	0.21%	0.23%
% 2000 Non-Hispanic Asian	16.07%	15.40%	13.69%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.01%	0.06%	0.05%
% 2000 Non-Hispanic Some Other Race	0.19%	0.97%	0.92%
% 2000 Non-Hispanic Two or More Races	2.06%	3.56%	3.46%

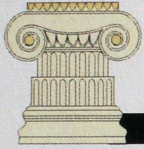
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	38,316	312,279	823,083
2008 Total Households	13,601	107,669	288,446
Population Change 1990-2008	1,703	12,281	57,022
Household Change 1990-2008	561	5,335	24,352
% Population Change 1990-2008	4.65%	4.09%	7.44%
% Household Change 1990-2008	4.30%	5.21%	9.22%
Population Change 2000-2008	67	-5,922	-356
Household Change 2000-2008	253	486	7,494
% Population Change 2000-2008	0.18%	-1.86%	-0.04%
% Households Change 2000-2008	1.90%	0.45%	2.67%



DEMOGRAPHIC DATA

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	13,716	110,206	291,021
2000 Occupied Housing Units	13,371	107,000	280,832
2000 Owner Occupied Housing Units	10,743	81,798	195,105
2000 Renter Occupied Housing Units	2,628	25,202	85,727
2000 Vacant Housing Units	345	3,207	10,190
% 2000 Occupied Housing Units	97.48%	97.09%	96.50%
% 2000 Owner Occupied Housing Units	78.32%	74.22%	67.04%
% 2000 Renter Occupied Housing Units	19.16%	22.87%	29.46%
% 2000 Vacant Housing Units	2.52%	2.91%	3.50%

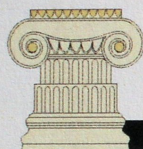
Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$77,381	\$69,170	\$68,026
2008 Per Capita Income	\$34,690	\$32,435	\$33,583
2008 Average Household Income	\$97,728	\$94,074	\$95,830
2008 Household Income < \$10,000	455	3,779	12,726
2008 Household Income \$10,000-\$14,999	551	4,520	11,107
2008 Household Income \$15,000-\$19,999	583	4,292	10,783
2008 Household Income \$20,000-\$24,999	533	4,222	11,013
2008 Household Income \$25,000-\$29,999	389	3,570	9,795
2008 Household Income \$30,000-\$34,999	357	3,620	10,440
2008 Household Income \$35,000-\$39,999	438	3,685	10,115
2008 Household Income \$40,000-\$44,999	510	4,134	11,621
2008 Household Income \$45,000-\$49,999	383	4,185	11,841
2008 Household Income \$50,000-\$59,999	804	8,690	23,677
2008 Household Income \$60,000-\$74,999	1,501	14,946	39,442
2008 Household Income \$75,000-\$99,999	3,123	22,777	57,380
2008 Household Income \$100,000-\$124,999	1,746	10,958	27,429
2008 Household Income \$125,000-\$149,999	1,165	6,841	18,106
2008 Household Income \$150,000-\$199,999	612	3,860	11,415
2008 Household Income \$200,000-\$249,999	153	1,243	4,509
2008 Household Income \$250,000-\$499,999	295	2,274	6,793
2008 Household Income \$500,000+	5	74	255
2008 Household Income \$200,000+	453	3,592	11,557
% 2008 Household Income < \$10,000	3.34%	3.51%	4.41%
% 2008 Household Income \$10,000-\$14,999	4.05%	4.20%	3.85%



DEMOGRAPHIC DATA

% 2008 Household Income \$15,000-\$19,999	4.29%	3.99%	3.74%
% 2008 Household Income \$20,000-\$24,999	3.92%	3.92%	3.82%
% 2008 Household Income \$25,000-\$29,999	2.86%	3.32%	3.40%
% 2008 Household Income \$30,000-\$34,999	2.62%	3.36%	3.62%
% 2008 Household Income \$35,000-\$39,999	3.22%	3.42%	3.51%
% 2008 Household Income \$40,000-\$44,999	3.75%	3.84%	4.03%
% 2008 Household Income \$45,000-\$49,999	2.82%	3.89%	4.11%
% 2008 Household Income \$50,000-\$59,999	5.91%	8.07%	8.21%
% 2008 Household Income \$60,000-\$74,999	11.03%	13.88%	13.67%
% 2008 Household Income \$75,000-\$99,999	22.96%	21.15%	19.89%
% 2008 Household Income \$100,000-\$124,999	12.84%	10.18%	9.51%
% 2008 Household Income \$125,000-\$149,999	8.56%	6.35%	6.28%
% 2008 Household Income \$150,000-\$199,999	4.50%	3.59%	3.96%
% 2008 Household Income \$200,000-\$249,999	1.12%	1.15%	1.56%
% 2008 Household Income \$250,000-\$499,999	2.17%	2.11%	2.36%
% 2008 Household Income \$500,000+	0.04%	0.07%	0.09%
% 2008 Household Income \$200,000+	3.33%	3.34%	4.01%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$6,952,441	\$53,729,429	\$143,732,113
2008 Jewelry Stores	\$5,012,802	\$39,231,105	\$104,186,792
2008 Mens Clothing Stores	\$9,873,345	\$76,919,122	\$206,302,169
2008 Shoe Stores	\$9,365,675	\$72,571,459	\$195,383,645
2008 Womens Clothing Stores	\$16,505,299	\$130,726,687	\$351,086,401
2008 Automobile Dealers	\$110,369,000	\$899,515,564	\$2,386,843,331
2008 Automotive Parts/Acc/Repair Stores	\$14,234,956	\$113,036,259	\$301,629,662
2008 Other Motor Vehicle Dealers	\$4,545,982	\$35,302,874	\$94,919,061
2008 Tire Dealers	\$3,817,819	\$30,434,600	\$80,738,836
2008 Hardware Stores	\$3,155,845	\$22,020,319	\$62,026,367
2008 Home Centers	\$11,642,342	\$93,113,390	\$253,545,980
2008 Nursery/Garden Centers	\$4,038,981	\$32,228,404	\$85,307,755
2008 Outdoor Power Equipment Stores	\$1,112,555	\$9,982,091	\$26,136,124
2008 Paint/Wallpaper Stores	\$394,426	\$3,314,373	\$8,893,119
2008 Appliance/TV/Other Electronics Stores	\$11,463,522	\$89,063,773	\$238,200,408
2008 Camera/Photographic Supplies Stores	\$1,834,793	\$14,469,324	\$38,829,743



DEMOGRAPHIC DATA

2008 Computer/Software Stores	\$5,244,500	\$42,162,828	\$112,982,134
2008 Beer/Wine/Liquor Stores	\$7,528,337	\$58,038,785	\$155,716,138
2008 Convenience/Specialty Food Stores	\$17,524,038	\$122,939,806	\$317,181,217
2008 Restaurant Expenditures	\$86,661,181	\$605,250,831	\$1,604,677,288
2008 Supermarkets/Other Grocery excl Conv	\$79,133,351	\$626,469,059	\$1,680,740,526
2008 Furniture Stores	\$11,288,317	\$89,459,082	\$238,945,504
2008 Home Furnishings Stores	\$7,973,896	\$60,763,979	\$163,619,806
2008 Gen Merch/Appliance/Furniture Stores	\$101,299,976	\$797,943,495	\$2,137,496,630
2008 Gasoline Stations w/ Convenience Stores	\$69,536,891	\$523,953,298	\$1,402,591,149
2008 Other Gasoline Stations	\$52,012,852	\$401,013,491	\$1,085,409,941
2008 Department Stores excl Leased Depts	\$112,763,497	\$887,007,259	\$2,375,697,018
2008 General Merchandise Stores	\$90,011,664	\$708,484,415	\$1,898,551,129
2008 Other Health/Personal Care Stores	\$7,072,913	\$57,463,395	\$153,030,268
2008 Pharmacies/Drug Stores	\$37,597,957	\$299,003,884	\$801,240,461
2008 Pet/Pet Supplies Stores	\$5,346,402	\$42,538,392	\$114,573,834
2008 Book/Periodical/Music Stores	\$1,625,115	\$12,518,255	\$34,375,665
2008 Hobby/Toy/Game Stores	\$1,117,715	\$12,368,882	\$32,716,666
2008 Musical Instrument/Supplies Stores	\$1,009,173	\$8,095,190	\$21,538,049
2008 Sewing/Needlework/Piece Goods Stores	\$346,670	\$2,645,081	\$7,263,979
2008 Sporting Goods Stores	\$8,553,949	\$60,145,237	\$163,241,454
2008 Video Tape Stores - Retail	\$921,304	\$7,270,381	\$19,425,346

BROKER PROFILE

Gabor Karsai

Broker / Owner
Landmark Realtors, Inc.



Email: Karsai@aol.com

Web: www.Landmark-Realtor.com

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings

Profile:

Gabor has 12 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Besides being a broker he is also an investor with a portfolio of properties in three states.

Gabor is currently the Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

Gabor is the member of the New York State Commercial Association of Realtors (NYSCAR) , the National Association of Realtors (NAR), the Long Island Board of Realtors (LIBOR as well as the Mid-Florida MLS.

Associations:

Gabor is the immediate Past President of the Glen Cove Chamber of Commerce.

He is the Charter President of the Gold Coast Business Network .

Recently he was elected District Governor of Brooklyn, Queens and Nassau Counties for Rotary International.

BROKER PROFILE

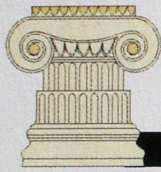
Gabor Karsai

Broker / Owner



Recent Transactions:

- Retail lease of a Gas Station and Service Station in Locust Valley
- Land Sale of 9.11 acres development site in South Huntington
- Sale of a 6 family, three building complex in Bayville
- Sale of a 5,000 SF medical building in Glen Cove
- Office / Retail building: Complete lease-up three offices and a retail space in Glen Cove
- Industrial lease of 19,000 SF in Glen Cove
- Industrial lease of 16,000 SF in Glen Cove
- Industrial lease of 42,000 SF in Glen Cove
- Industrial lease of 2,500 SF in Glen Cove
- Industrial lease of 1,000 SF in Glen Cove
- Office lease 2,700 SF in Glen Cove
- Office Lease of 1,300 SF in Floral Park
- Office Lease 426 SF in Floral Park
- Office Lease 140 SF in Floral Park



LANDMARK
www.landmark-realtor.com
REALTORS®

**Samples of Other
Available
Properties by
Gabor Karsai**

LANDMARK REALTORS **Building & Business**
FOR SALE

**4 Burns Avenue
Hicksville, NY 11801**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Asking \$850,000
- Existing Auto Body Shop
- Spray Booth and Mixing Room
- Central Location
- Ample Parking
- Bonus space upstairs
- Two Bays
- 3,850 SF with offices
- 11,100 SF lot
- Brick construction

Information herein is believed correct but is not warranted. Purchaser/tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

LANDMARK REALTORS **OFFICE SPACE**
FOR LEASE

**102 - 114 Jericho Turnpike
Floral Park, NY 11001**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- 10,000 SF Office Space
- Sub dividable
- Flexible Configurations
- Prices from only \$21/SF
- On a Major Thoroughway
- Steps from public transportation: Bus Lines & Train
- Central Location
- Ample Parking, 24/7 Access

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LANDMARK REALTORS **OFFICE SPACE**
FOR LEASE

**199 Jericho Turnpike
Floral Park, NY 11001**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Spaces from 1,500- 6,000SF
- Sub dividable and Flexible
- Elevator Building
- Prices from only \$24/SF
- On a Major Thoroughway
- Steps from public transport Bus Lines & LIRR Train
- Central Location
- Ample Parking, 24/7 Access

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LANDMARK REALTORS **Investment Property**
FOR SALE

**58-60 Landing Road
Glen Cove, NY 11542**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Approx. 3,040 SF Restaurant/ Bar Plus full Basement
- Plus Approx. 640 SF Retail Store
- Sale price \$489,000
- Lot Size Approx. 48' x 96'
- Bldg. Size: Approx. 3,680 SF + Bsmt
- Zoning B1 Business
- Neighborhood Location
- Great Visibility
- Traffic light corner
- Newly renovated

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LANDMARK REALTORS **Retail Store**
FOR SALE OR LEASE

**16 Ludlam Avenue
Bayville, NY 11709**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Sale Price: \$495,000
- Lease Asking: \$4,000/Mo Net
- 3,300 SF Retail Store
- Main Thoroughfare
- Great Exposure
- Within a Waterfront Revitalization Area
- 6 Car Front Parking
- On the Gold Coast of Long Island

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LANDMARK REALTORS **Office Building**
For Sale or Lease

**480 Forest Avenue
Locust Valley, NY 11560**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Asking Price: \$4,000,000
- Approximately 25,408 SF Office/Retail Building
- Two sub dividable floors
- 66 car parking lot
- Lot Size: 48,819 SF
- On major thoroughfare
- Traffic light corner
- High Income Area
- Close to Bus and LIRR Lines
- 24/7 Access
- Achievable CAP: 10%

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CONTACT INFORMATION



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REALTORS®



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Email: karsai@aol.com

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.