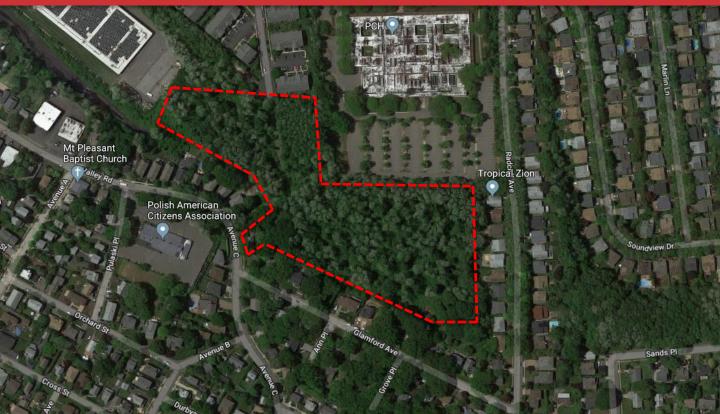
Exclusively Presented By:

COMMERCIAL REAL ESTATE



FOR SALE: \$14,999,999



DESCRIPTION

ERG Commercial Real Estate is pleased to present 7.45 acres of land in Port Washington, NY, primed for development. The property, located just off of Avenue C and Valley Road, has approved plans to build 44 townhouses averaging 3,400 sf per unit. Close proximity to major strip malls, amazing water front restaurants, golf courses & a 10 minute drive to the LIRR ~45min to Penn Station.

Property Information	
Asset Class	Development
Section Block & Lot	4-028-82
Lot Dimensions	Irregular
Lot Size	7.4506 Acres
Zoning	Residential
Taxes (18/19)	TBD
To Be Built	44 Townhomes



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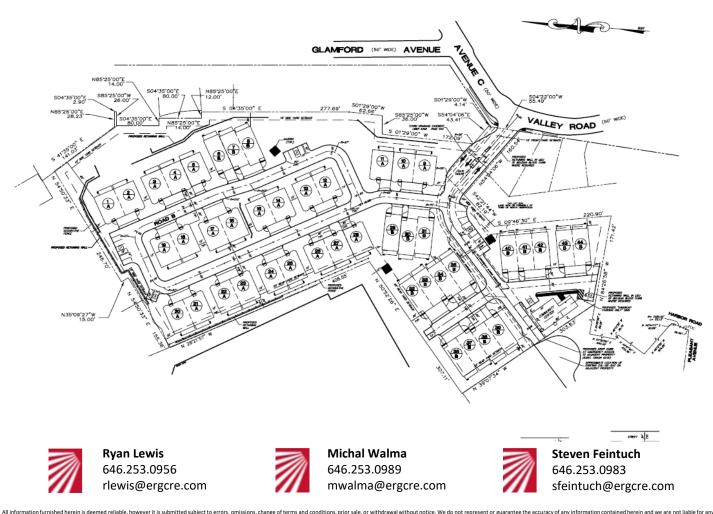
All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.



PROPERTY HIGHLIGHTS

- □ Located in the heart of Port Washington
- Presenting a premier opportunity for a developer to take advantage of this 7.45 acre development site
- □ Approved plans for 44 townhouses
- Short distance to major retail corridor
- 5 minute drive to Manorhaven Park , with community pool and Beach.





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REAR ELEVATION (A-UNIT) BUILDINGS 'A', E', 'F', 'G', 'H', 'J', 'K' ¥ 'L' \$245.04'-1-0'



LEFT SIDE ELEVATION (A-UNIT) BUILDINGS 'A', 'E', 'F', 'G', H', 'J', 'K' 4 'L'





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Village Club of Sands Point

Sands Point Golf Club







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CHASE

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MERICA RUNS ON DUNKIN

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<u>Contact</u>

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