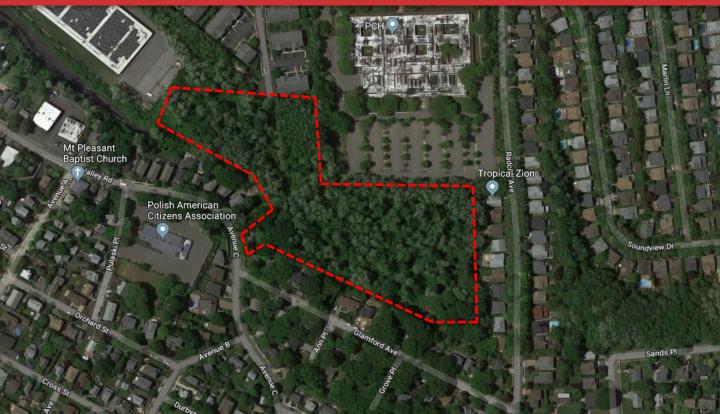
Exclusively Presented By:

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



**Ryan Lewis** 646.253.0956 rlewis@ergcre.com



Michal Walma 646.253.0989 mwalma@ergcre.com



Steven Feintuch 646.253.0983 sfeintuch@ergcre.com

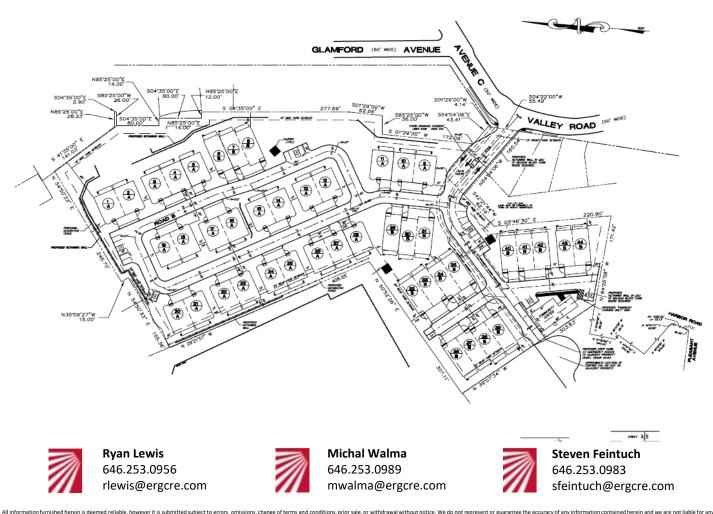
All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance 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.





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 in vinitormation contained herein and we are not liable for any reliance thereon. Thus, any prospective purchasers should independently verify all items deemed relevant to its due diligence inquiny with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.





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'





Ryan Lewis 646.253.0956 rlewis@ergcre.com



Michal Walma 646.253.0989 mwalma@ergcre.com



Steven Feintuch 646.253.0983 sfeintuch@ergcre.com

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.



Village Club of Sands Point

Sands Point Golf Club







Ryan Lewis 646.253.0956 rlewis@ergcre.com



Michal Walma 646.253.0989 mwalma@ergcre.com



CHASE

Steven Feintuch 646.253.0983 sfeintuch@ergcre.com

MERICA RUNS ON DUNKIN

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.

2000

## <u>Contact</u>

**Ryan Lewis** 646.253.0956 rlewis@ergcre.com

## Michal Walma 646.253.0989 mwalma@ergcre.com

Steven Feintuch 646.253.0983 sfeintuch@ergcre.com