

# 44 Luxury Townhouse Development Site Port Washington, NY

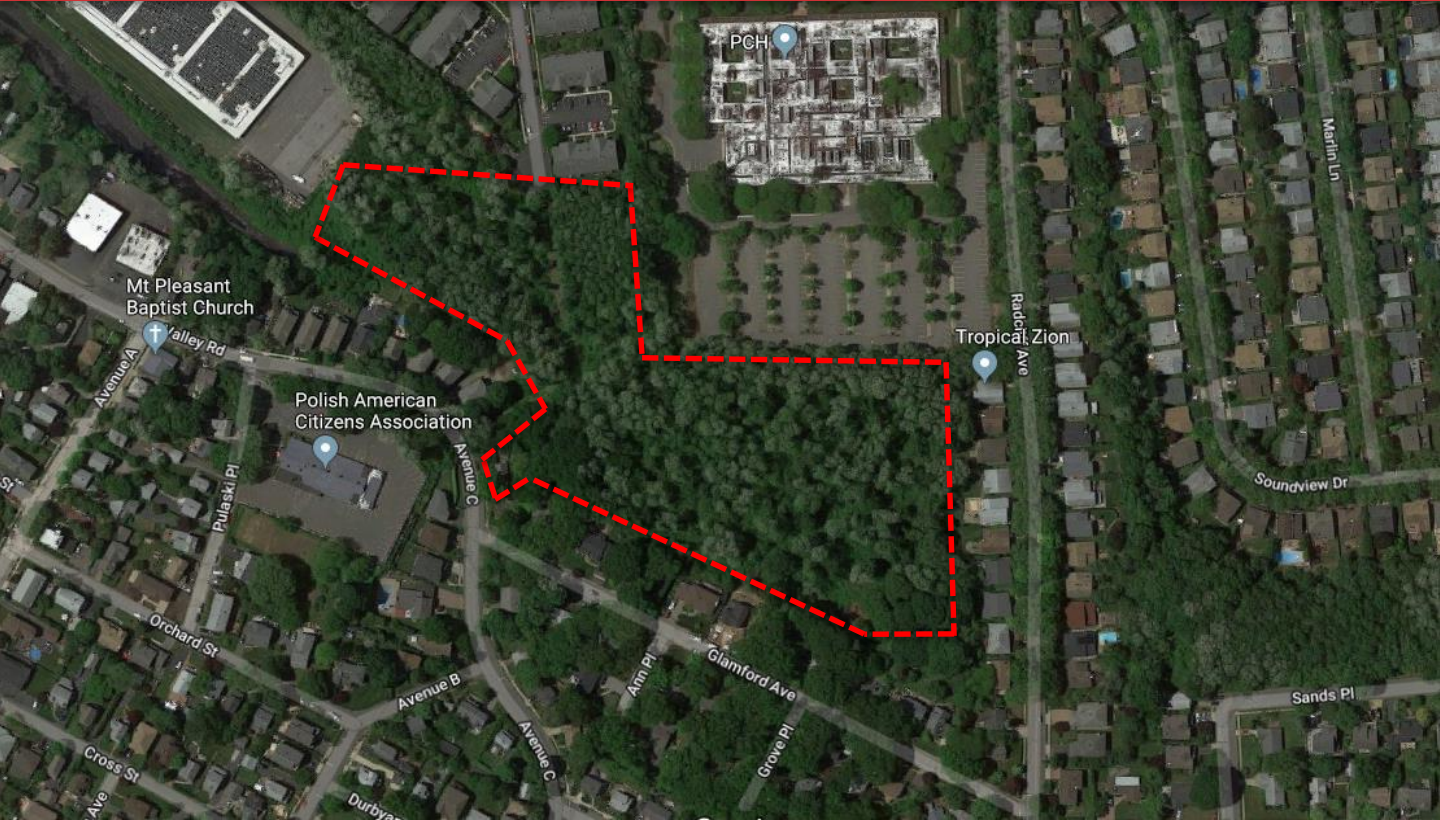
Exclusively Presented

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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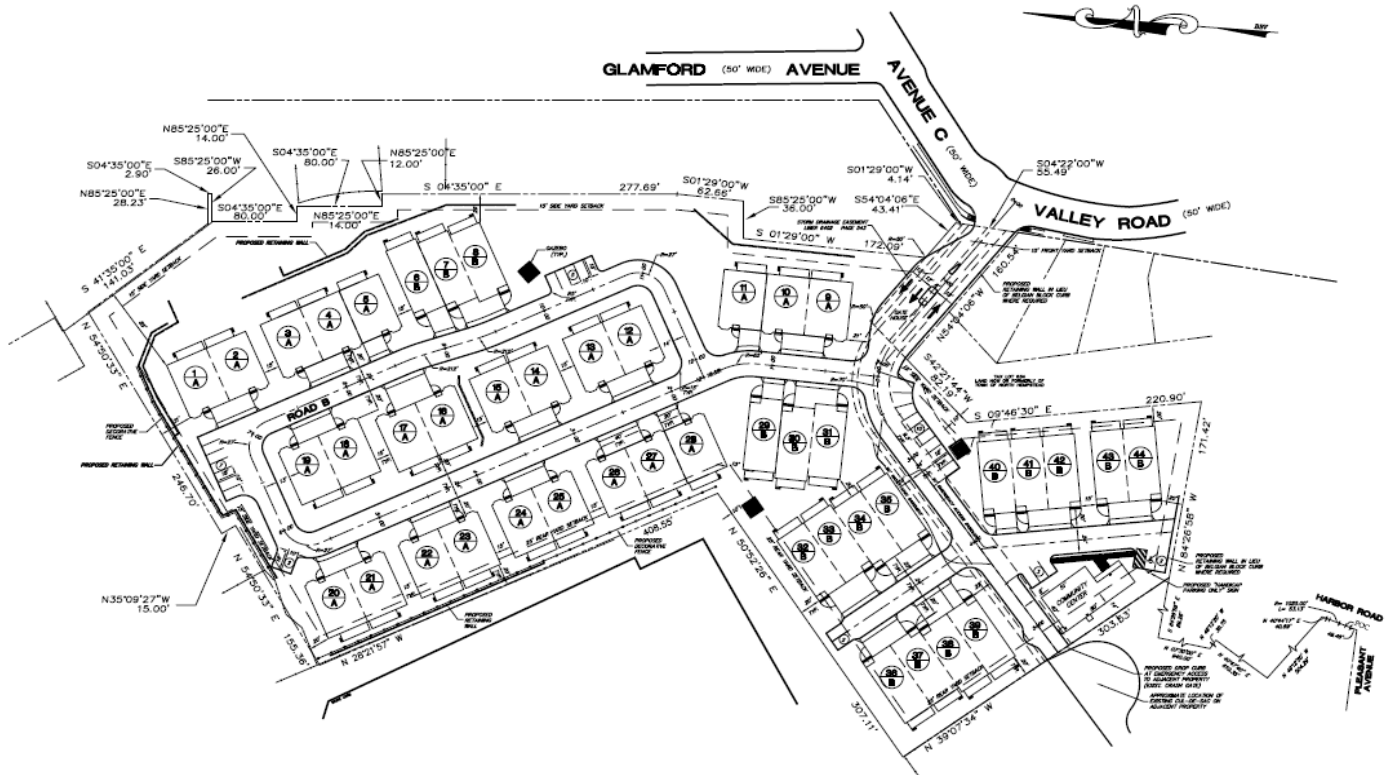


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### PROPERTY HIGHLIGHTS

- ❑ 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.



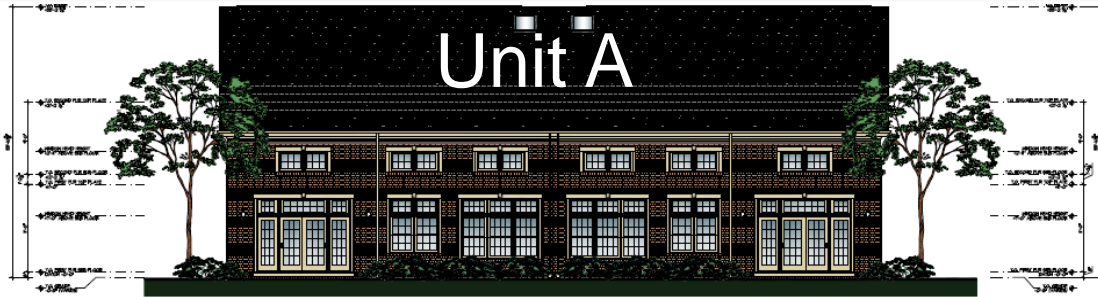
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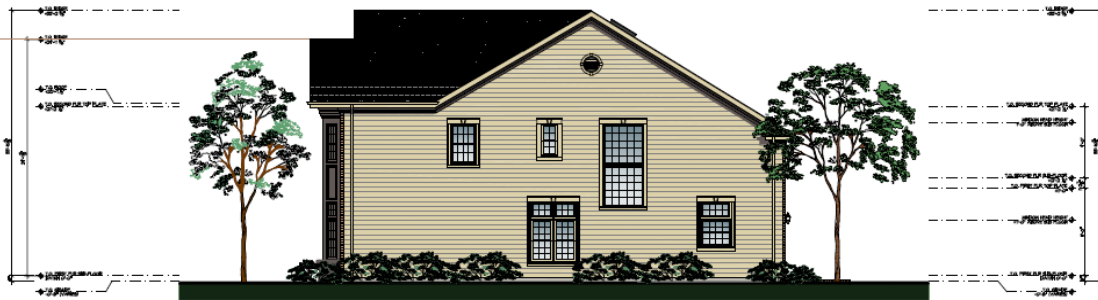
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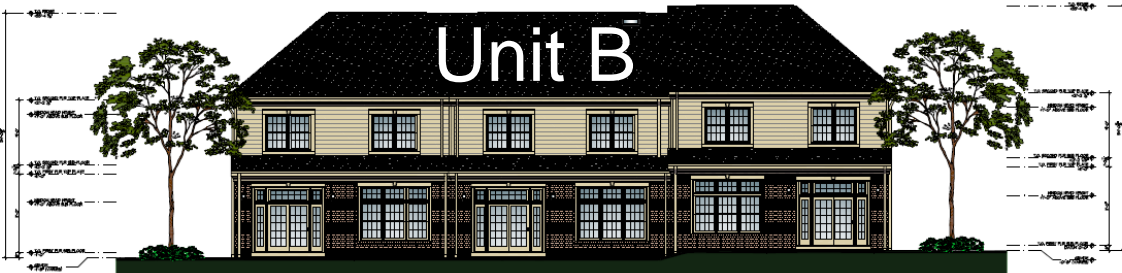
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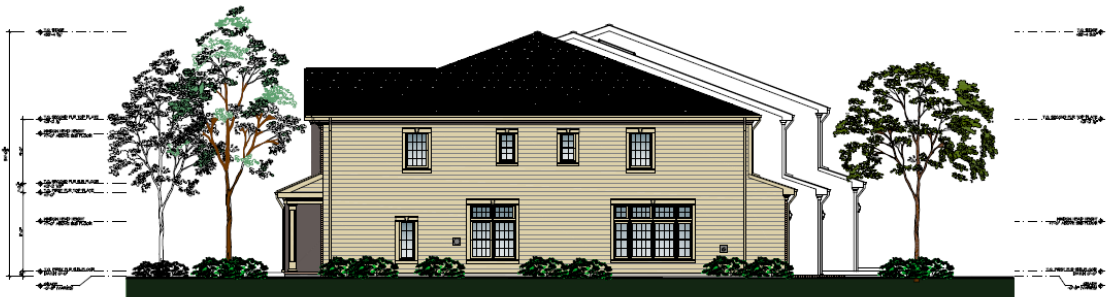
REAR ELEVATION (A-UNIT)  
BUILDINGS 'A', 'E', 'F', 'G', 'H', 'J', 'K' & 'L' SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (A-UNIT)  
BUILDINGS 'A', 'E', 'F', 'G', 'H', 'J', 'K' & 'L' SCALE: 1/4" = 1'-0"



REAR ELEVATION (B-UNIT)  
BUILDING 'C' SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (B-UNIT)  
BUILDING 'C' SCALE: 1/4" = 1'-0"



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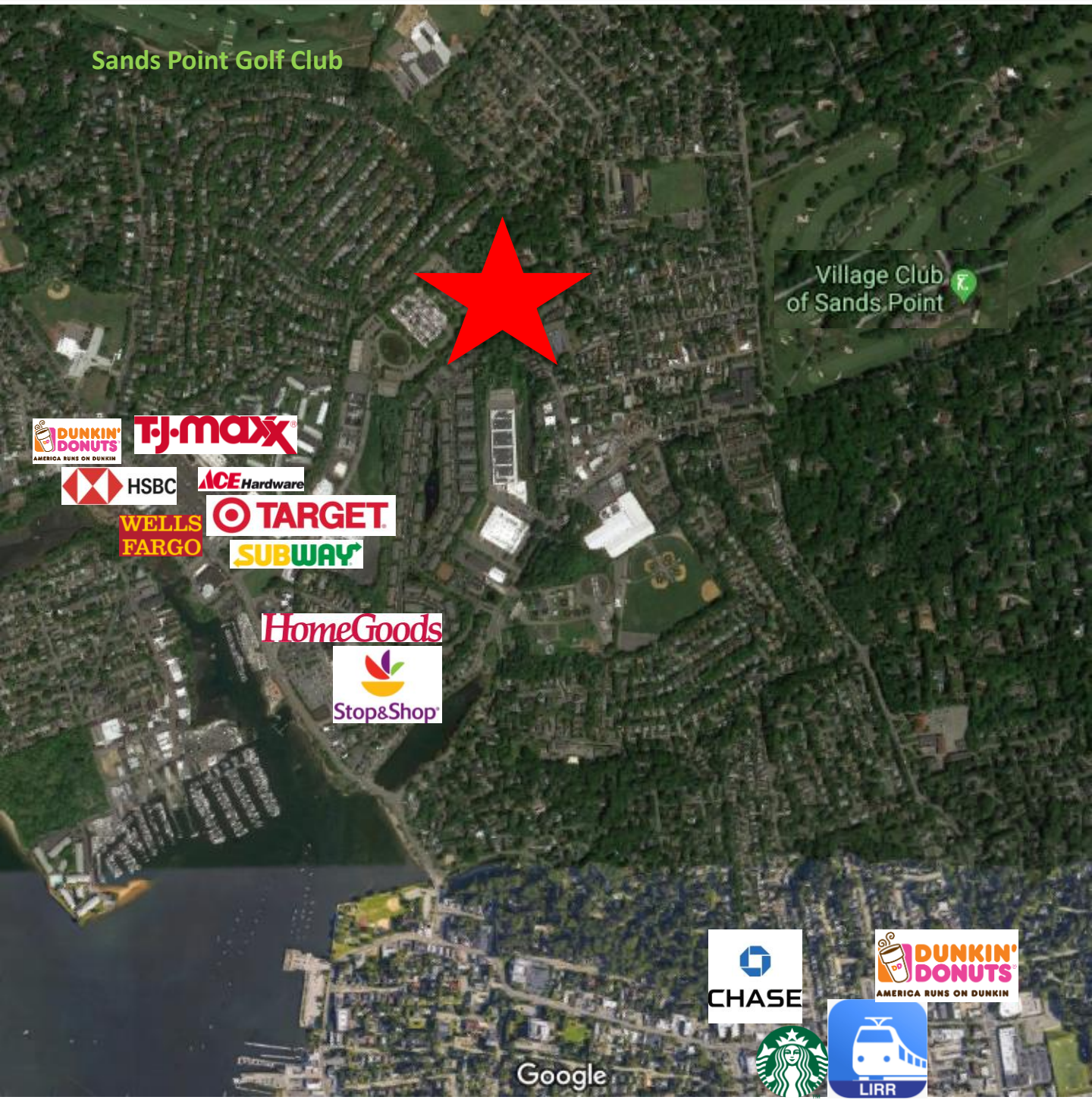


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