

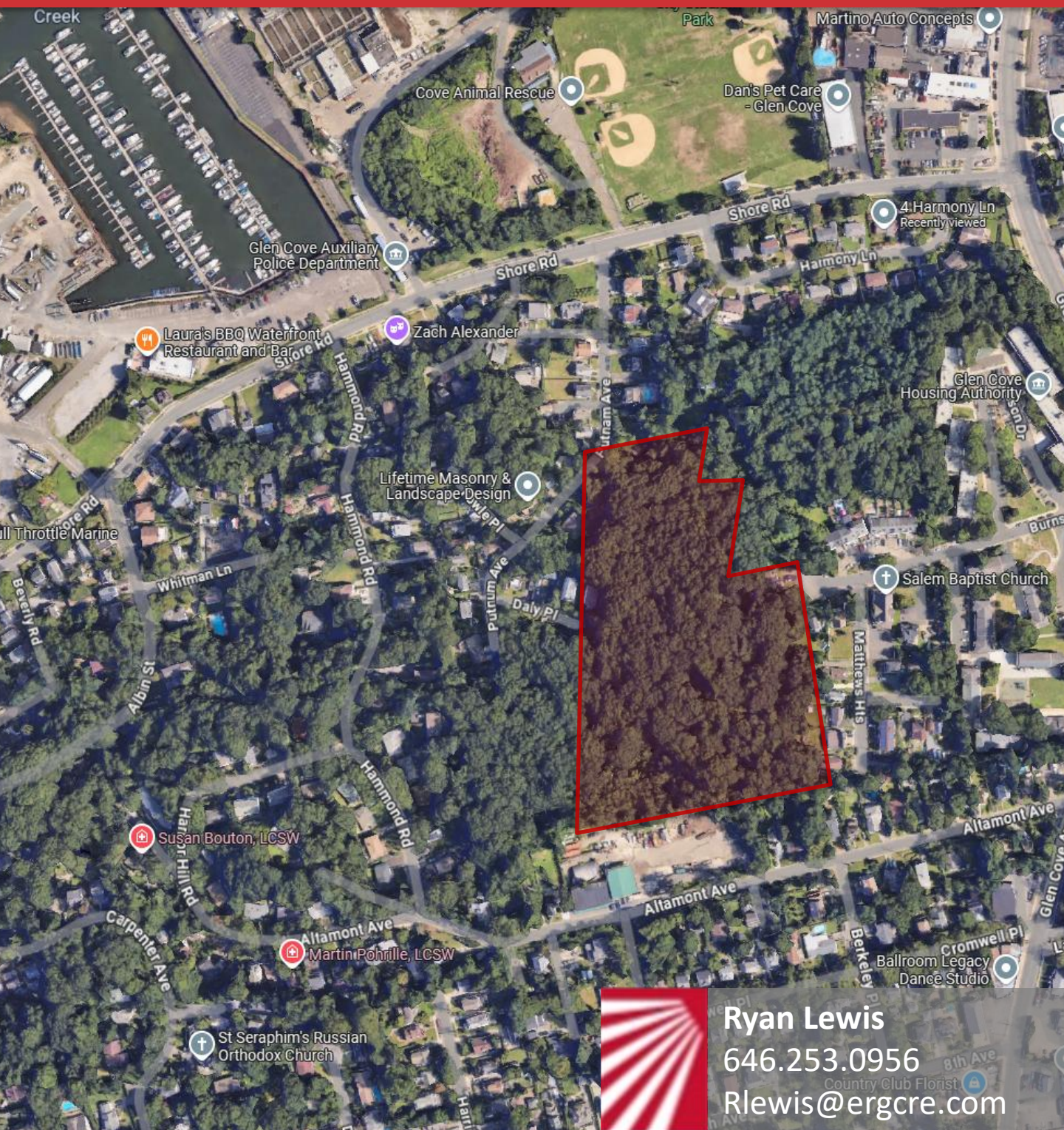


COMMERCIAL REAL ESTATE

# For Sale: Long Island Residential Development Opportunity

34 Burns Avenue, Glen Cove, NY 11542

**Asking Price: \$3,999,999**



**Ryan Lewis**

646.253.0956

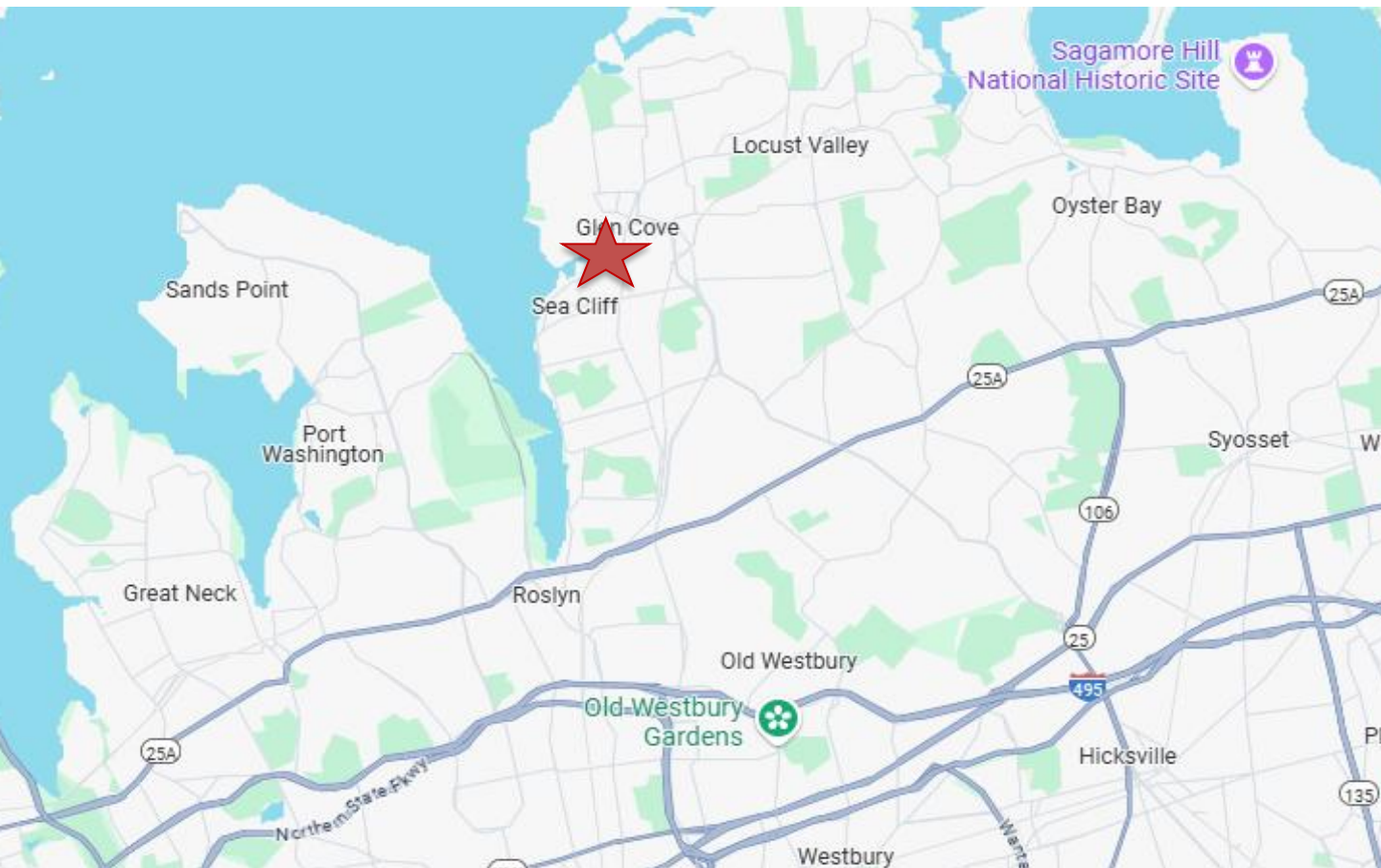
Rlewis@ergcre.com

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### PROPERTY NARRATIVE

34 Burns Avenue, Glen Cove, NY is residential development opportunity located in the pro development city of Glen Cove, NY in Nassau County, Long Island. The initial proposed study for the site shows a potential development to build 16 luxury homes. This property sits within proximity to the RXR Garvis Point Development and a newly proposed 196,000 SF residential development site on Glen Cove Ave. The location gives homeowners easy access to Glen Cove's downtown and waterfront areas equipped with restaurants, shopping, etc. while also allowing easy access to major transportation ways.



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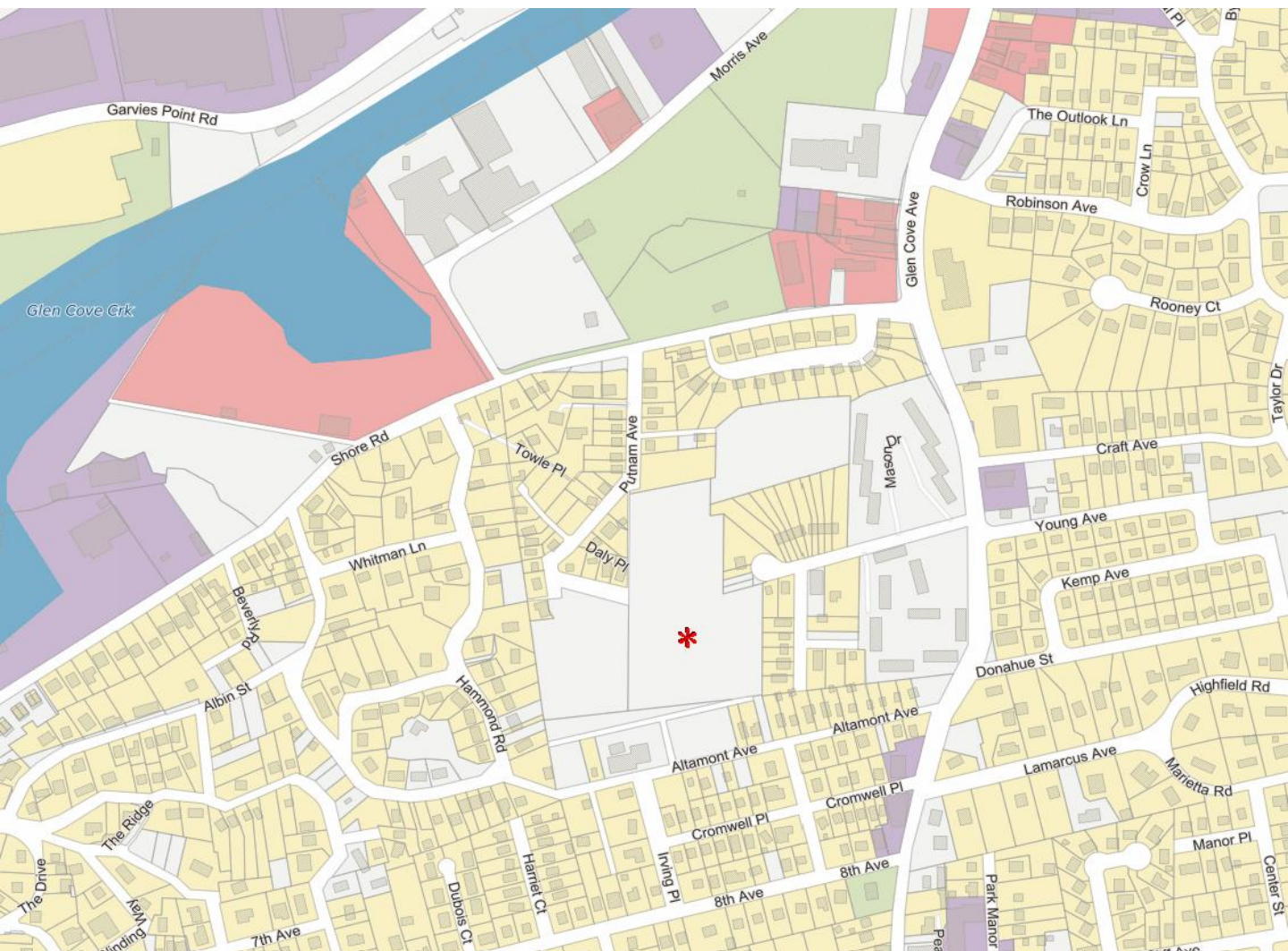
Location: **Nassau County** City: **Glen Cove**

Sec-Block-Lot: **21-256-  
72,78.A,78.B,79** Zoning: **R-3A**

Building SF: **Vacant Land** Acres: **6.82**

Total Lot: **289,526 SF** Taxes **\$10,017.65**

- Residential home development opportunity in Glen Cove, NY
- 6.82 Acres land parcel
- Proposed: 16 Luxury Homes
- Close proximity to Glen Cove's vibrant Downtown and Water front areas
- Easy access to major transportation routes
- Close proximity to multiple brand new luxury developments







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