

PRICE-BREAK: \$~~4,999,999~~ \$4,249,999



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PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to present 490 & 500 Sunrise Highway, Rockville Centre, NY 11570. This portfolio consists of two separate buildings totaling 15,300 sqft on three land parcels consisting of a 21,039 square foot lot. Both buildings are currently vacant and would present a great opportunity for end users to establish their brand, Investors who can reposition the property, or developers that can utilize the preliminary approvals to allow a multistory medical building. The property is located on the main retail corridor of Sunrise highway with strong visibility both east and westbound seeing an average of 37,000+ vehicles pass per day as well as strong views from the LIRR trainline. The property is surrounded by other major retailers as well as a short distance from Mount Sinai Hospital.



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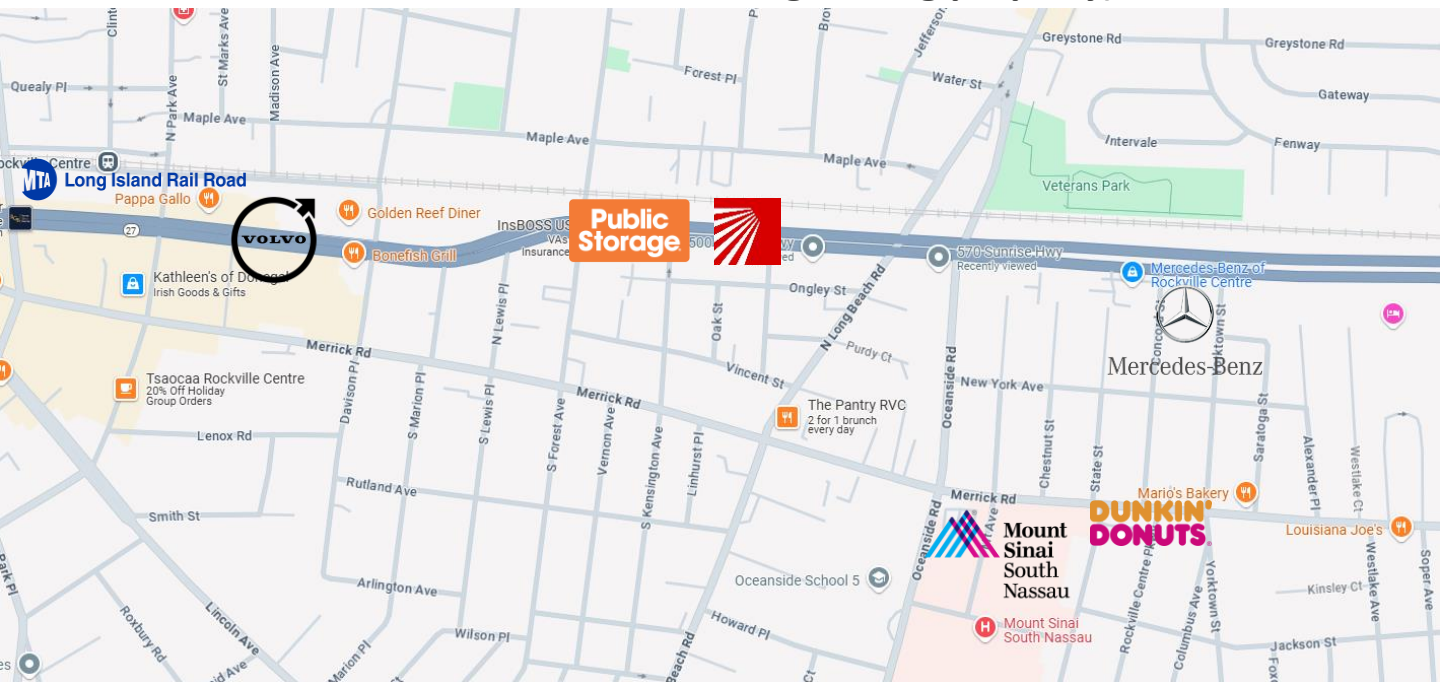
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Property Information

Section - Block - Lot	38-308-19/18/37
Village Of	Rockville Centre
Lot Size	21,039 SF
Length x Width	140.26' x 150'
Building Size	9900 SF; 5320 SF
Year Built	1948; 1962
Zoning	Business A (B-A)
Stories	1
Taxes (2024)	\$ 75,000

PROPERTY HIGHLIGHTS

- ❑ Two Building Package totaling 15,300 SF on a 21,039 SF lot
- ❑ Prime Retail Corner on Sunrise highway, bringing in an average daily traffic of 37,189 vehicles
- ❑ Perfect for End user or Value Add investor
- ❑ Allows for Development of 42,000 sqft Class A medical building (requires neighboring property)

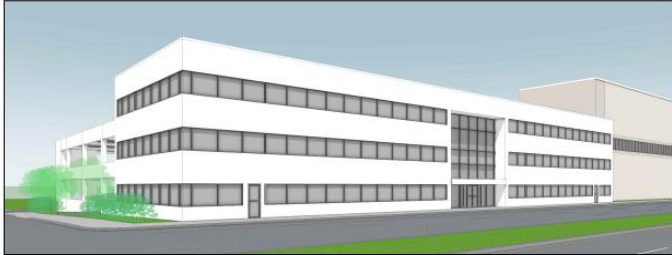


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Preliminary Approval



STREET VIEW - NORTH EAST OF BUILDING



STREET VIEW - SOUTH EAST OF BUILDING



STREET VIEW - NORTH WEST OF BUILDING



STREET VIEW - SOUTH WEST OF BUILDING



AERIAL VIEW - NORTH EAST OF BUILDING



AERIAL VIEW - SOUTH EAST OF BUILDING

- ☐ Class A medical Building
- ☐ 42,000 SF; 3 Floors; 291 Parking spaces
- ☐ Approved plan by Village of Rockville Centre
- ☐ Involves subject property and the neighboring owner at 486 Sunrise Highway, NY 11570



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