



COMMERCIAL REAL ESTATE

IOS Warehouse Opportunity Future Development site

10-14 Secatoag Ave, Port Washington, NY 11050

FOR SALE: \$7,200,000



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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.



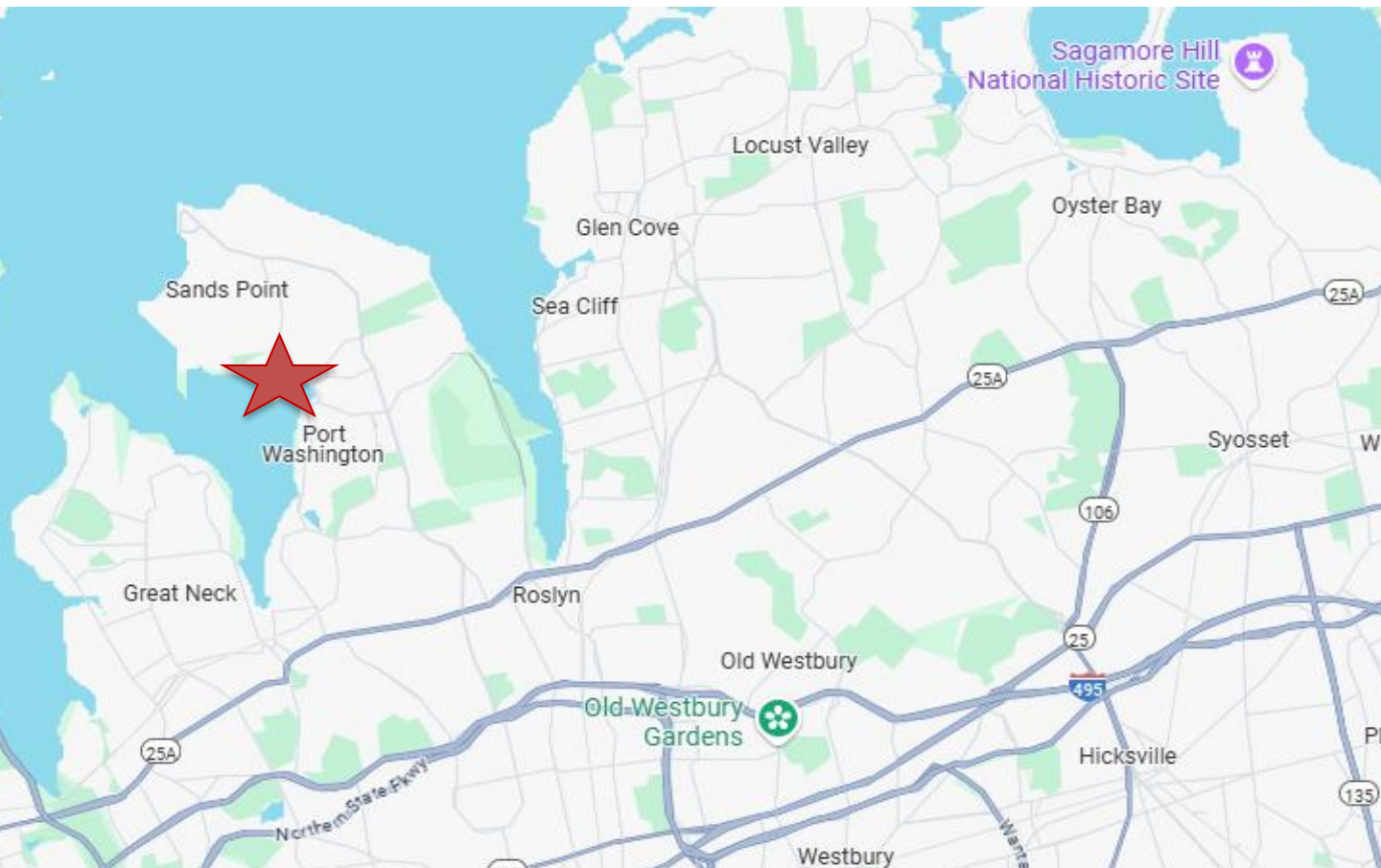
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PROPERTY NARRATIVE

10 & 14 Secatoag Avenue is a two building package located in the heart of Manhasset Isle in the premiere neighborhood of Port Washington, NY. The two properties total 17,000sf of industrial warehouse space on a 30,000sf lot. This property is a perfect opportunity for an owner user as the current grandfathered IOS CO/zoning allows the ability to park trucks on the site as well as has the capacity to store 30+ indoor vehicle storage. The property sits adjacent to two brand new luxury multifamily developments with a potential opportunity for a future development as this area starts to rebrand into Port Washingtons New Waterfront Luxury Residential Hub equipped marinas and restaurants throughout this area of Manhasset Isle.



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10 Secatoag Avenue

Location: **Nassau County** City: **Port Washington**

Sec-Block-Lot: **4-39-64** Zoning: **I-3**

Building SF: **15,000sf** Acres: **.528**

Total Lot: **23,000sf** Taxes **\$42,440.67**

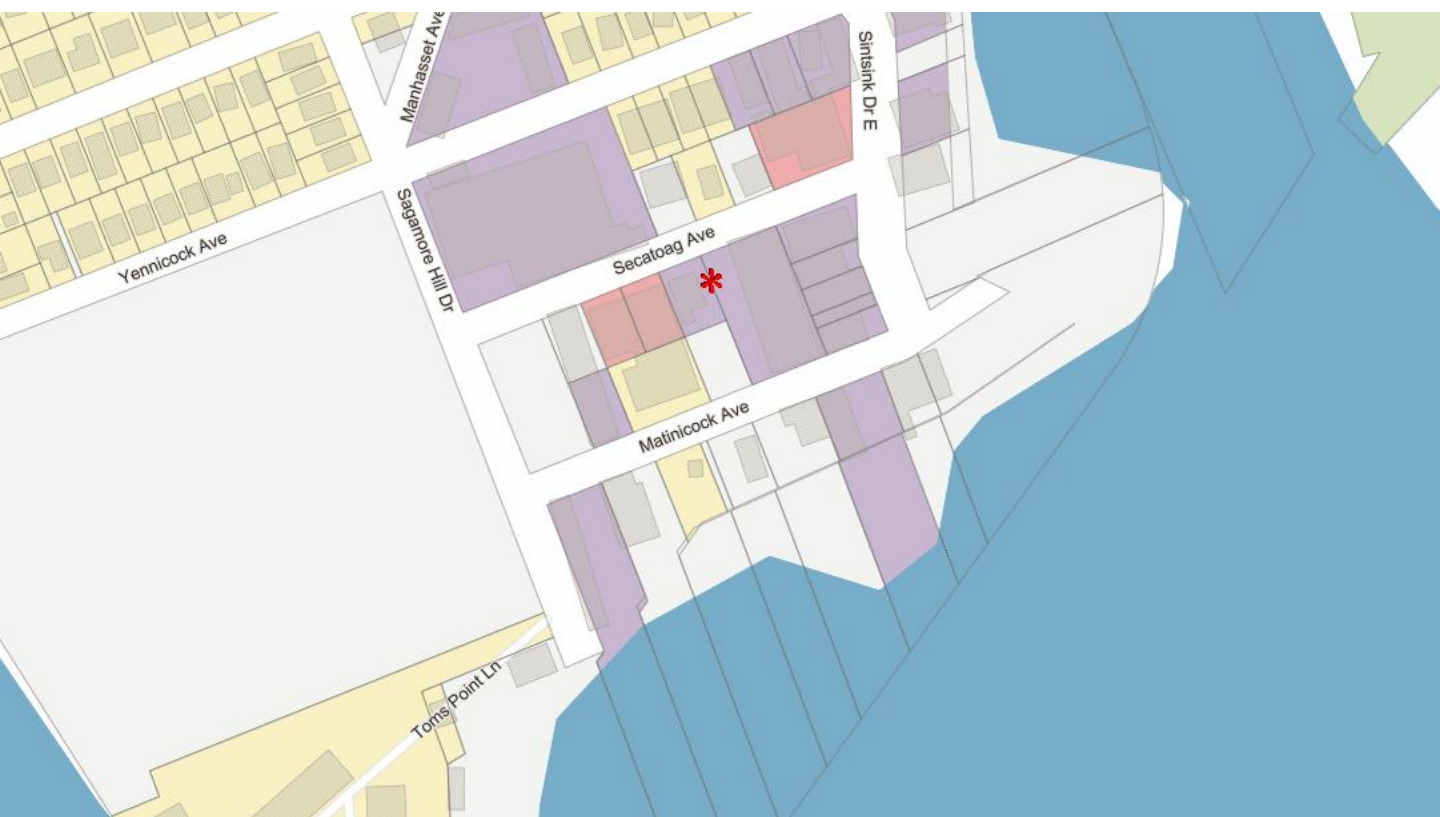
14 Secatoag Avenue

Location: **Nassau County** City: **Port Washington**

Sec-Block-Lot: **4-39-69** Zoning: **I-3**

Building SF: **2,000sf** Acres: **.149**

Total Lot: **6,490** Taxes **\$9,615.04**



Property Highlights

- Two Adjacent industrial properties Totaling 17,000Sf on 30,000sf lot
- **Grandfathered IOS CO/Zoning allows site ability to park and store trucks**
- Ability to store 30+ indoor vehicle storage
- Located in the heart of Manhasset Isle in the Premier Neighborhood of Port Washington, NY
- Surrounded by multiple Brand New Luxury Residential Developments, this site has potential for **Future Residential Development opportunity** as the area rebrands

