



IOS Warehouse Opportunity Future Development site

COMMERCIAL REAL ESTATE 10-14 Secatoag Ave, Port Washington, NY 11050

FOR SALE: \$7,200,000



Ryan Lewis
(646)253-0956
rlewis@ergcre.com

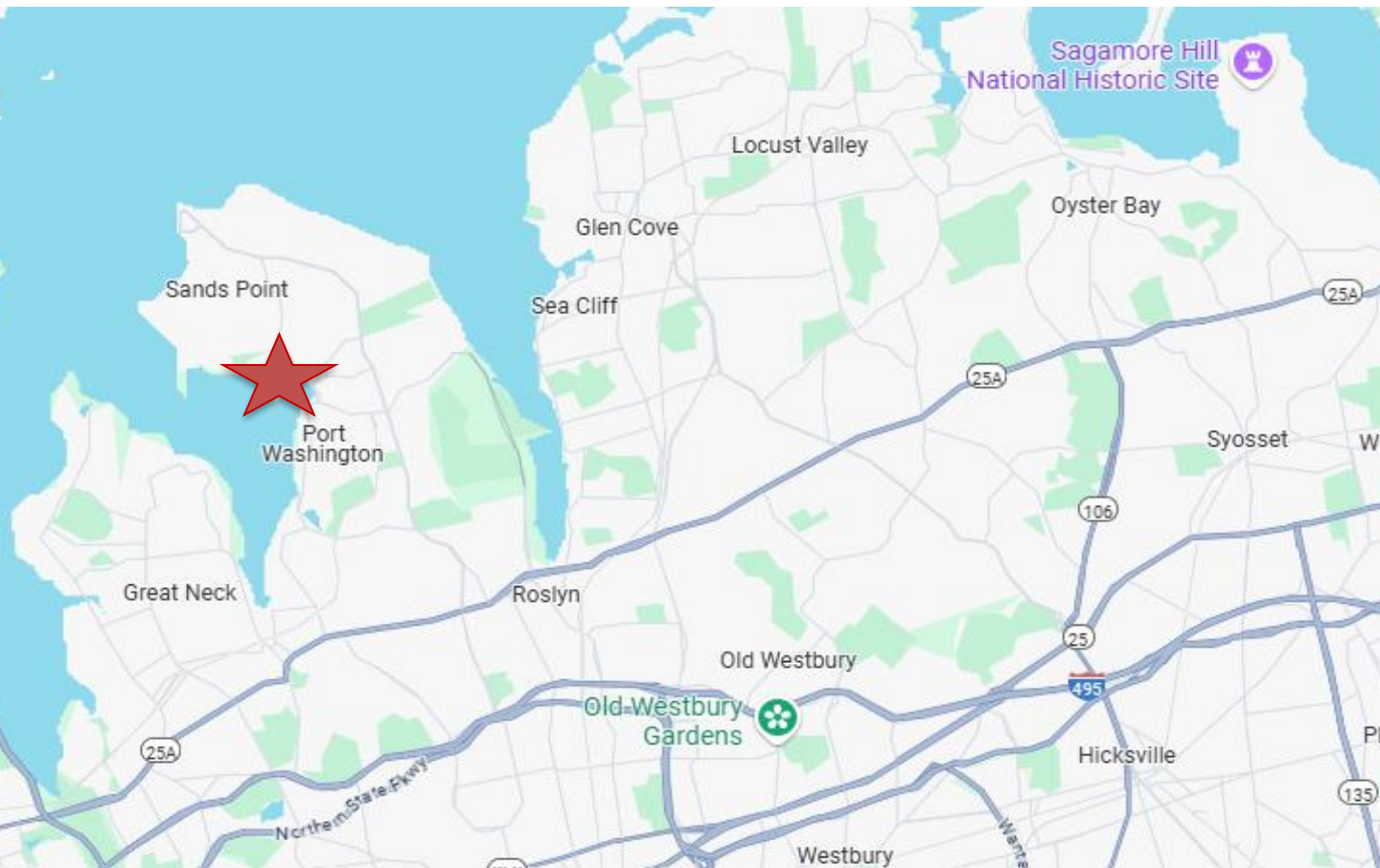


IOS Warehouse Opportunity Future Development site

COMMERCIAL REAL ESTATE 10-14 Secatoag Ave, Port Washington, NY 11050

PROPERTY NARRATIVE

10 & 14 Secatoag Avenue & 25 Matinecock Ave is a three property 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 35,980sf 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.



Ryan Lewis
646.253.0956
rlewis@ergcre.com



IOS Warehouse Opportunity Future Development site

COMMERCIAL REAL ESTATE 10-14 Secatoag Ave, Port Washington, NY 11050

10 Secatoag Avenue

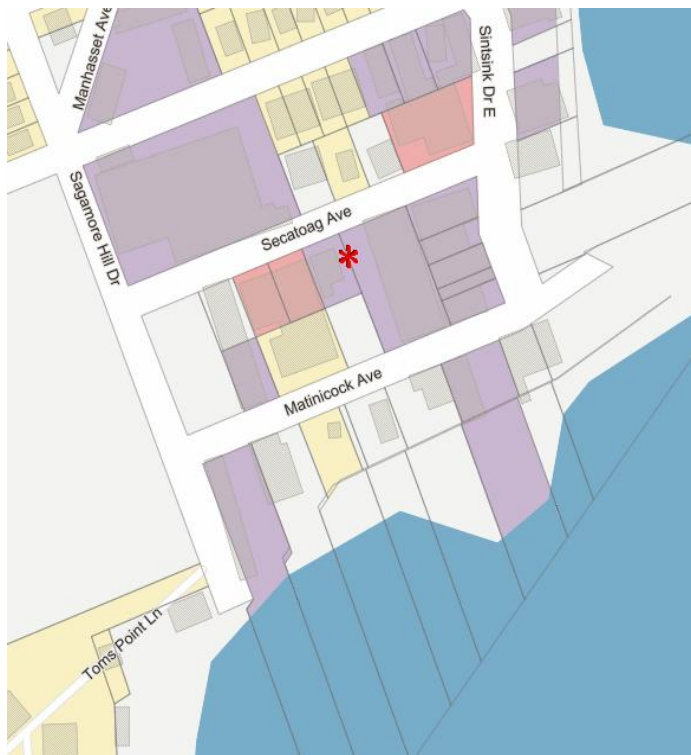
14 Secatoag Avenue

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

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

25 Matinecock Avenue

Location:	Nassau County	City:	Port Washington
Sec-Block-Lot:	4-39-70	Zoning:	I-3
Building SF:	Vacant Land	Acres:	.149
Total Lot:	6,490f	Taxes	\$7,324



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

