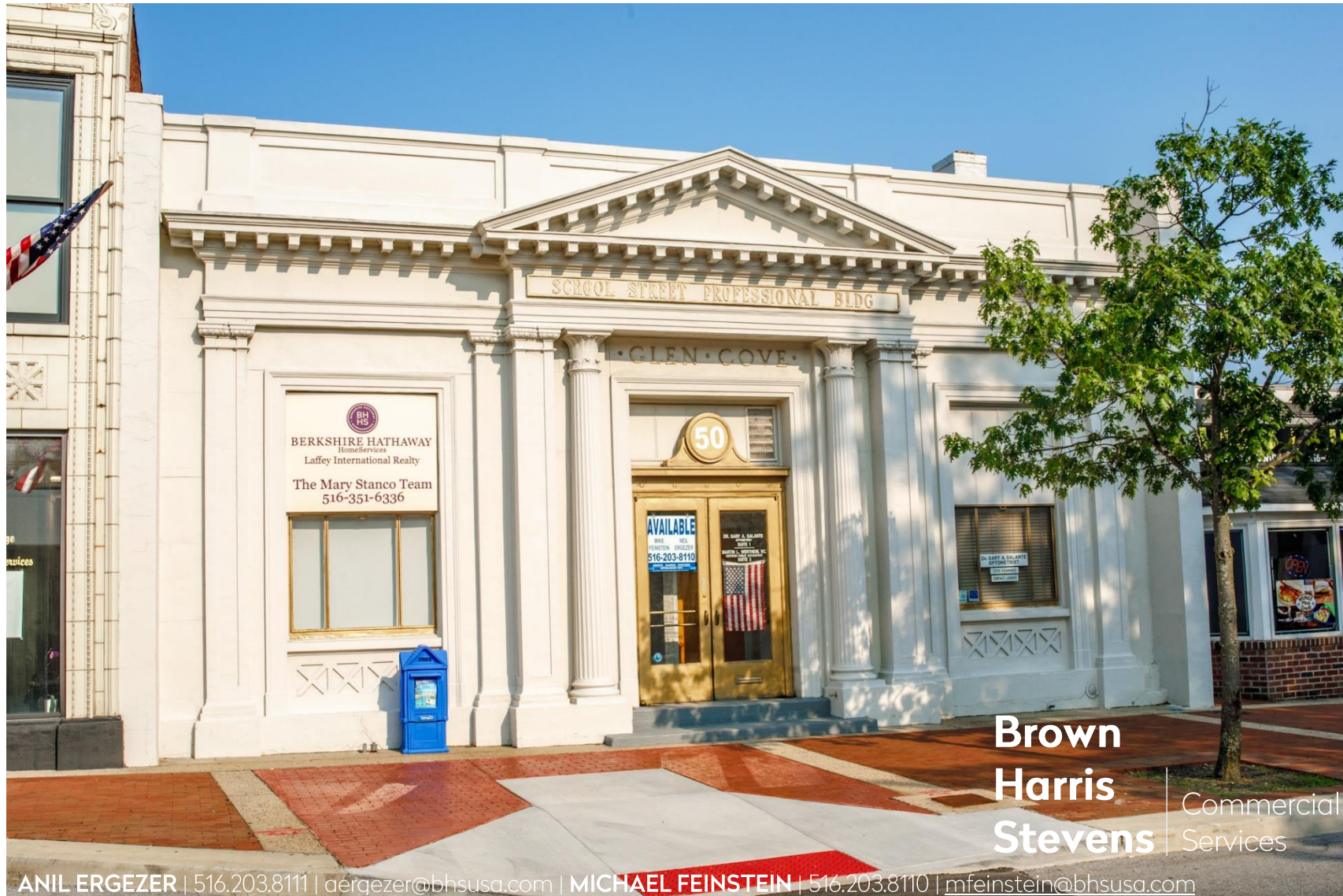


For Sale

Prime Office / Medical Building – Located in the Heart of Glen Cove

**Brown
Harris
Stevens** **Bold
Honest
Smart**

50 School Street, Glen Cove, NY 11542



**Brown
Harris
Stevens**

Commercial
Services

ANIL ERGEZER | 516.203.8111 | aergezer@bhsusa.com | MICHAEL FEINSTEIN | 516.203.8110 | mfeinstein@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

50 School Street, Glen Cove, NY 11542

DESCRIPTION:

This professional office building is in the heart of Glen Cove. Built in 1928, this space offers 15' Ceilings in the front of building. Ideal for Investor or Owner/User with the opportunity to add an additional 2,000 SF to floor in rear of building.

BUILDING SIZE:

Approximately 4,000 SF – 1,800 SF basement access from main floor.

PLOT SIZE:

0.12 Acres

UNITS:

4 – 3 are currently rented

ZONING:

465 (Business Office)

PARKING:

- 4 Spaces (1 Space per 1,000 SF Leased)
- Municipal garage located directly behind property

TAXES:

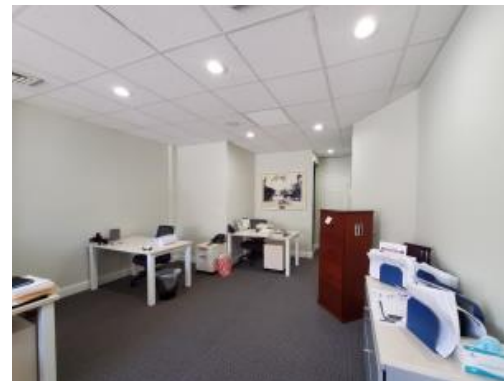
\$24,219

COMMENTS:

- Walking distance to village square's 146 Luxury Units
- Minutes from LIRR and .7 miles to Northwell Glen Cove Hospital
- Ferry access to NYC from Gravies Point
- Seller Financing Available

PURCHASE PRICE:

UPON REQUEST

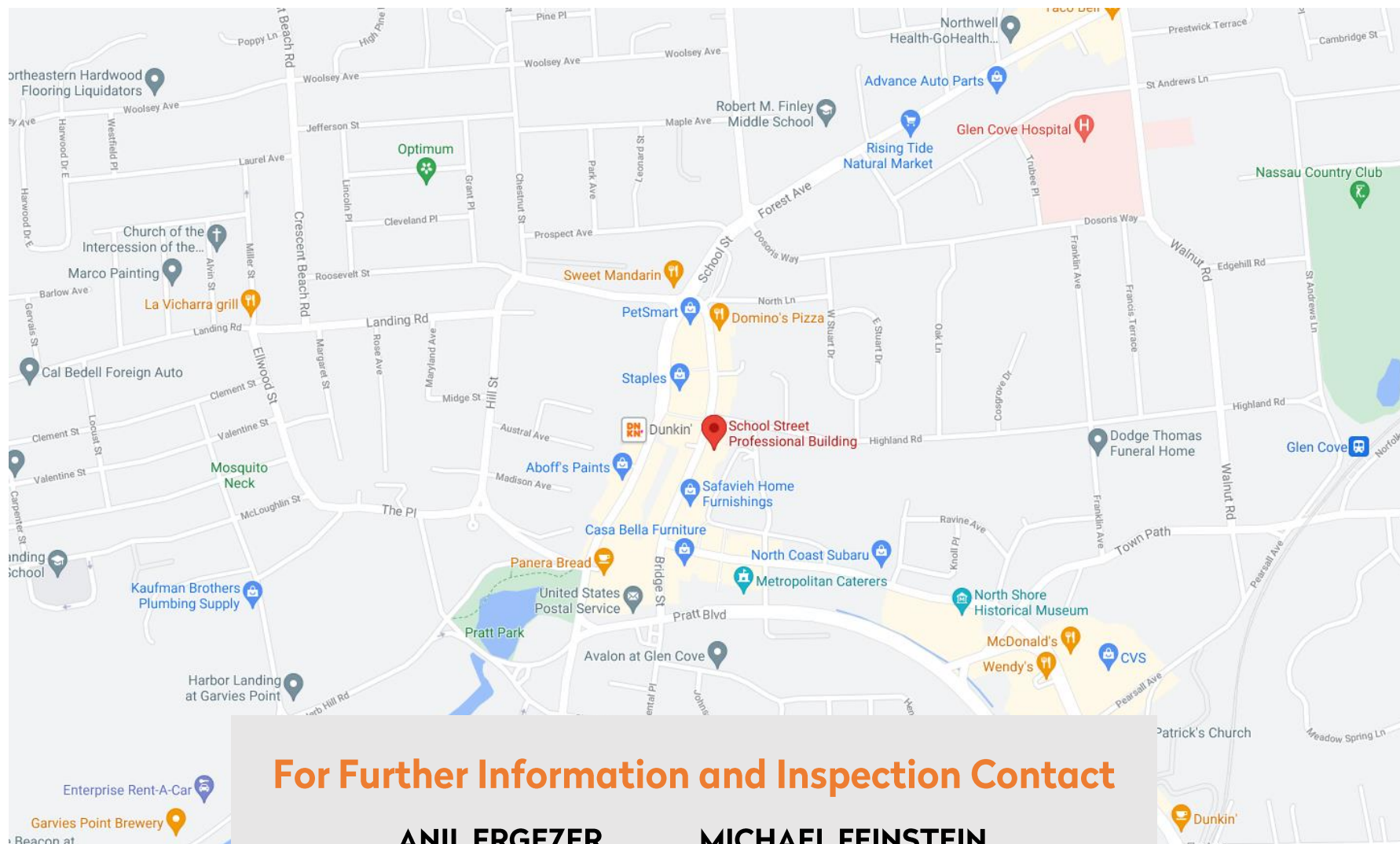


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For Further Information and Inspection Contact

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