



**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

**OFFICE BUILDING**

**FOR SALE**

**1 Brewster Street  
Glen Cove, NY 11542**

**WWW.LANDMARKBROCHURES.HOMESTEAD.COM**



- **Asking \$2,500,000**
- **Total of Approx.: 10,600 Sf**
- **1,000 SF Warehouse with**
- **Loading Dock**
- **9,000 SF Office**
- **Lot Approx.: 1/3 Ac**
- **Taxes: 53,190**
- **Tenanted**
- **Close to Manhattan Ferry & Across**
- **from Downtown Development**
- **Across from covered, free municipal**
- **Parking Garage**
- **Ample Parking**
- **Great Exposure on Main Road**

Information herein is believed to be correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



## PROPERTY INDICATORS

- **Sect: 31, Block: F, Lot: 1070**
- **Zoning: B1**
- **Lot Size Approximately 0.282 Acre, 12,285 SF**
- **Existing Building Size Approximately: 10,600 SF**
- **Year Built: 1989**
- **Current Taxes: \$53,190**
- **400 Amp service**
- **Main Road, Downtown Location**

## Current Layout

- **Suite A:**  
**2,500 RSF 5 offices, large bullpen, 2 private restrooms, ample storage**
- **Suite B:**  
**1,200 RSF, 2 windowed rooms, 2 separate entrances**
- **Suite C:**  
**5,100 RSF Office including 1,000 SF Warehouse with one Overhead Door and Loading Dock. Separate private restroom.**
- **Suite D:**  
**800 RSF, two windowed offices**
- **Suite E:**  
**800 RSF one large room with a small side room. Facing the main road with floor to ceiling arched windows.**
- **Public areas:**  
**Two story grand entrance with half moon staircase to the second floor, second floor corridor with two restrooms.**



**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

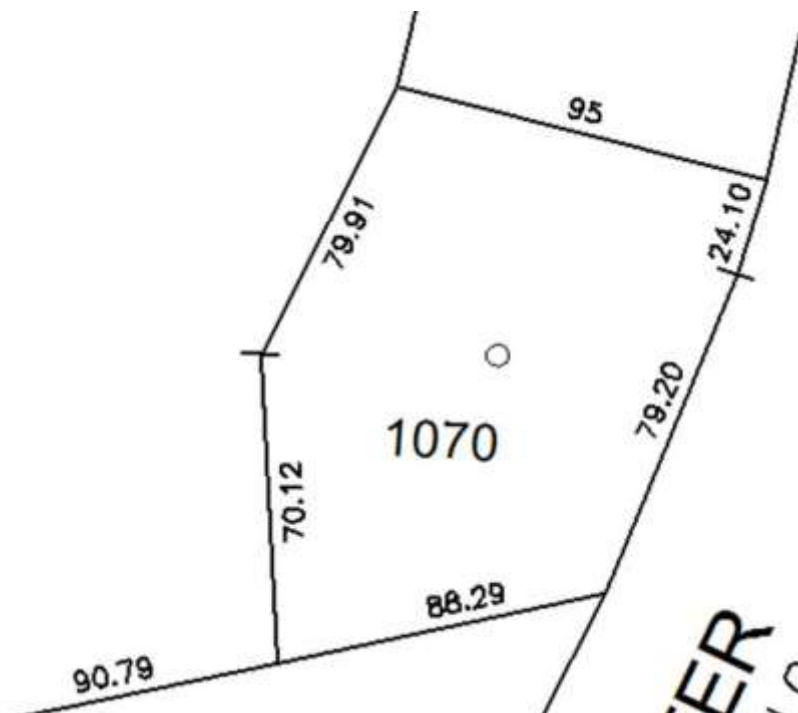
## Existing Layout





**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

## TAX MAP / SURVEY





**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

## Aerial View



# Nassau County

Long Island, New York



[Department Home](#) | 
 [Property Search](#) | 
 [Map](#) | 
 [Search Options](#) | 
 [Assessment Information](#) | 
 [Help](#)

**Section** 31 **Block** F **Lot** 1070 **Condo** **Unit** **Town** Glen Cove

**Address** 1 Brewster St, Glen Cove, 11542

**Village**

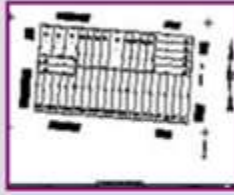
**School** Glen Cove - 5



[Enlarge photos](#)



[View Area Maps](#)



[View Tax Maps](#)



[View Property Sketch](#)



[View Correspondence](#)

[Values](#) | 
 [Valuation Process](#) | 
 [General and School Taxes](#) | 
 [Property Description](#) | 
 [Recent Sales](#) | 
 [1/1/12 Big Change](#)

<b>Roll Year</b>	2012-2013	<b>Liber &amp; Page (Deed#)</b>	12598 0426
		<b>Land Category</b>	Industrial
<b>Property Size Code</b>		<b>Land Title</b>	Light Manufacturing, Small Factory Buildings
<b>Property Class Code</b>	710.24	<b>Land Description</b>	
<b>Item Number</b>			Light Manufacturing, Small Factory Buildings
<b>NYS School Code</b>	280500		
<b>NYS SWIS Code</b>	280600	<b>Lot Grouping</b>	
<a href="#">View Property Record Cards 1938-1985</a>			

<b>Tax Year</b>	2013
<b>Card</b>	1
<b>School District</b>	GLEN COVE - 5
<b>Acres</b>	0.282
<b>Lot Frontage</b>	
<b>Lot Depth</b>	
<b>Lot Square Footage</b>	12285
<b>Land Code</b>	PRIMARY SITE
<b>Location</b>	MAJOR STRIP
<b>Year Built</b>	1989

**Building Detail**

BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1989	B+	FLEX INDTRL/WAREHOUSE	2560	2560	1	01-01	0	FLEX BUILDING
1	1989	B+	FLEX INDTRL/WAREHOUSE	1147	1147	1	01-01	0	FLEX BUILDING
1	1989	B+	FLEX INDTRL/WAREHOUSE	2064	2064	1	01-01	0	FLEX BUILDING
1	1989	B+	FLEX INDTRL/WAREHOUSE	2560	2560	1	02-02	0	FLEX BUILDING
1	1989	B+	FLEX INDTRL/WAREHOUSE	1145	1145	1	01-01	0	FLEX BUILDING

**Addition and Out-Building Structures**

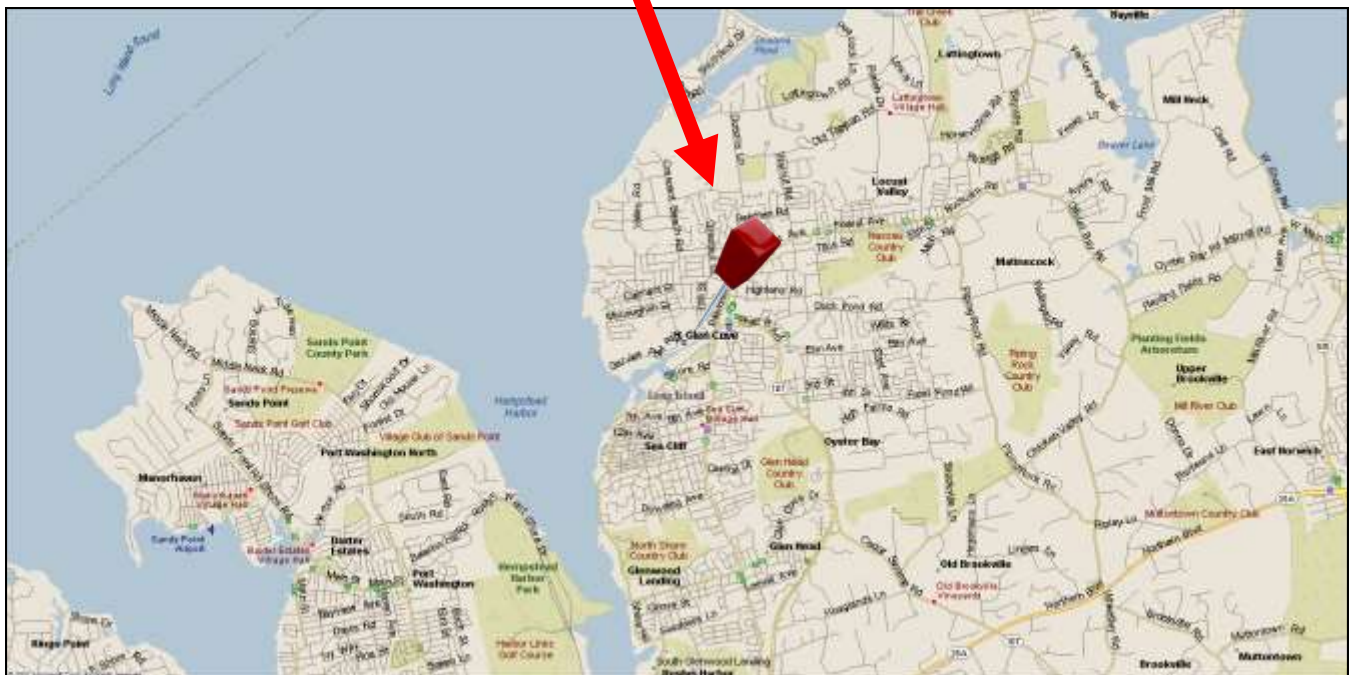
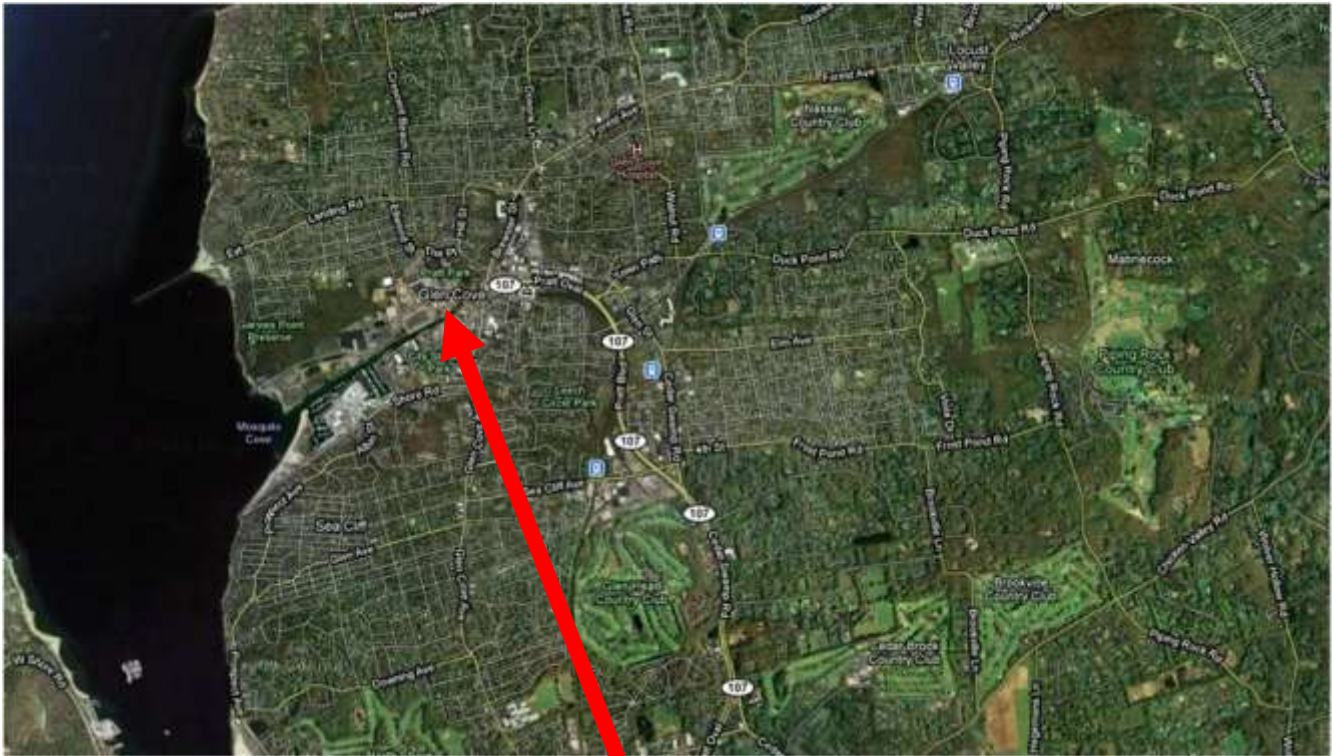
Code	Structure	Area
PR1	PORCH, OPEN	0
LD1	LOAD DOCK,ST OR CONC	198



**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

## AERIAL PHOTO & MAP

# In The Heart of Long Island's Gold Coast





**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

# Offices Suite A

## PHOTOGRAPHS







**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

# Offices Suite E

## PHOTOGRAPHS





**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

# Offices

## PHOTOGRAPHS





**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

# Offices & Warehouse

## PHOTOGRAPHS



### **Overview**

Glen Cove is a city in Nassau County, New York on the North Shore of Long Island. As of the United States 2000 Census, the city population was 26,622. The Mayor is Mr. Ralph V. Suozzi, cousin of former Nassau County Executive Thomas Suozzi. Part of the early 20th century Gold Coast of the North Shore, Glen Cove has a diverse population. Glen Cove is one of the only two cities in Nassau County. See more here: [www.GlenCove-LI.com](http://www.GlenCove-LI.com)

### **Ferry Service**

Glen Cove will have a new ferry service to Manhattan and other important locations at the end of 2011. More here: <http://www.glencoveferry.org>

The Ferry terminal is walking distance from the property.

### **Waterfront Development**

A new major 860 unit Waterfront Development is approved in September, 2008 by the IDA/CDA. This development is part of a Master Plan in the final stages of its approval. The Waterfront Development is next to the Property.

### **Glen Cove History**

Indigenous peoples had lived in the area for thousands of years. The Native Americans at the time of European contact were of the Lenape nation. The band by 1600 inhabiting the area was called the Matinecock Indians after their location; they were part of the Lenape.

Glen Cove was used as a port by English migrants from New England and named "Moscheto" before 1668. On May 24, 1668 Joseph Carpenter of Warwick, Rhode Island purchased about 2,000 acres (8.1 km<sup>2</sup>) of land to the northwest of the Town of Oyster Bay from the Matinecock. Later in that year he admitted four co-partners into the project – three brothers, Nathaniel, Daniel, and Robert Coles, and Nicholas Simkins, all residents of Oyster Bay. The five young men named the settlement later spelled, *Musketa* Cove, which in the Matinecock language means "place of rushes." These settlers have been known since as the five original proprietors of Musketa Cove Plantation.

In the 1830s, steamboats started regular service on Long Island Sound between New York City and Musketa Cove, arriving at a point still called "The Landing." New York City residents were reluctant to make the passage since "Musketa" sounded too much like mosquito. In 1834 village residents decided to change the name to Glen Cove (said to be the misheard suggestion "Glencoe", after the Scottish glen) now Glencoe, Scotland. The village added population as workers arrived for jobs at the Duryea Corn Starch factory, which closed around 1900. The name "Duryea" was once suggested as city name to replace Mosquito Cove but rejected.

By 1850 the village of Glen Cove had become a popular summer resort community for New York City residents. The railroad was extended to Glen Cove in 1867, providing quicker, more frequent service to New York City. The availability of the train and the town's location on Long Island Sound made it attractive to year-round residents, and the population grew. On June 8, 1917, Glen Cove became an independent city, separating from the Town of Oyster Bay after 250 years.

The vistas afforded of Long Island Sound from the town's rolling hills attracted late 19th-century industrial barons, including Charles Pratt, J. P. Morgan, and F. W. Woolworth. They built large private estates along the island's North Shore. This expanse of settled wealth was part of what would become known in the 1920s as the Gold Coast. Part of the Morgan property is now the city's Morgan Park and Beach.



**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

# GLEN COVE ZONING





## DEMOGRAPHIC MAP



## DEMOGRAPHIC DATA

<b>RADIUS</b>	<b>RES. POP.</b>	<b>HOUSEHOLDS</b>	<b>PER CAP. INC.</b>	<b>AVERAGE HH INC.</b>
<b>1 MILE</b>	<b>19,628</b>	<b>7,009</b>	<b>\$34,394</b>	<b>\$ 93,009</b>
<b>3 MILES</b>	<b>46,172</b>	<b>16,556</b>	<b>\$43,794</b>	<b>\$ 119,831</b>
<b>5 MILES</b>	<b>101,663</b>	<b>35,529</b>	<b>\$50,711</b>	<b>\$ 140,928</b>

## SAMPLE DRIVING DISTANCES

<b>Glen Cove Public Library</b>	<b>.3 Miles</b>
<b>Glen Cove Town Square</b>	<b>.4 Miles</b>
<b>Long Island Railroad @ Glen Cove</b>	<b>1.0 Miles</b>
<b>Burns Ave Bus Stop</b>	<b>1.2 Miles</b>
<b>RT 25A Northern Blvd.</b>	<b>4.1 Miles</b>
<b>Long Island Expressway RT 495</b>	<b>6.0 Miles</b>
<b>Jones Beach State Park</b>	<b>20.0 Miles</b>
<b>Manhattan</b>	<b>22.0 Miles</b>



**LANDMARK**  
www.landmark-realtor.com  
**REALTORS®**

## DEMOGRAPHIC DATA

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	9,532	22,322	49,117
2012 Female Population	10,096	23,850	52,546
% 2012 Male Population	48.56%	48.35%	48.31%
% 2012 Female Population	51.44%	51.65%	51.69%
2012 Total Population: Adult	15,591	35,836	78,161
2012 Total Daytime Population	21,799	45,221	108,576
2012 Total Employees	11,169	19,678	51,696
2012 Total Population: Median Age	40	42	43
2012 Total Population: Adult Median Age	48	50	51
2012 Total population: Under 5 years	1,171	2,480	5,387
2012 Total population: 5 to 9 years	1,085	2,876	6,515
2012 Total population: 10 to 14 years	1,055	3,040	7,137
2012 Total population: 15 to 19 years	1,166	2,865	6,949
2012 Total population: 20 to 24 years	1,349	2,579	5,580
2012 Total population: 25 to 29 years	1,317	2,410	4,569
2012 Total population: 30 to 34 years	1,378	2,469	4,768
2012 Total population: 35 to 39 years	1,270	2,774	5,979
2012 Total population: 40 to 44 years	1,407	3,440	7,517
2012 Total population: 45 to 49 years	1,427	3,688	8,336
2012 Total population: 50 to 54 years	1,429	3,798	8,369
2012 Total population: 55 to 59 years	1,286	3,342	7,307
2012 Total population: 60 to 64 years	1,144	2,830	6,408
2012 Total population: 65 to 69 years	769	2,007	4,582
2012 Total population: 70 to 74 years	600	1,596	3,673
2012 Total population: 75 to 79 years	565	1,418	3,066
2012 Total population: 80 to 84 years	548	1,237	2,682
2012 Total population: 85 years and over	662	1,323	2,839
% 2012 Total population: Under 5 years	5.97%	5.37%	5.30%
% 2012 Total population: 5 to 9 years	5.53%	6.23%	6.41%
% 2012 Total population: 10 to 14 years	5.37%	6.58%	7.02%
% 2012 Total population: 15 to 19 years	5.94%	6.21%	6.84%
% 2012 Total population: 20 to 24 years	6.87%	5.59%	5.49%
% 2012 Total population: 25 to 29 years	6.71%	5.22%	4.49%
% 2012 Total population: 30 to 34 years	7.02%	5.35%	4.69%
% 2012 Total population: 35 to 39 years	6.47%	6.01%	5.88%
% 2012 Total population: 40 to 44 years	7.17%	7.45%	7.39%
% 2012 Total population: 45 to 49 years	7.27%	7.99%	8.20%
% 2012 Total population: 50 to 54 years	7.28%	8.23%	8.23%



## DEMOGRAPHIC DATA

% 2012 Total population: 55 to 59 years	6.55%	7.24%	7.19%
% 2012 Total population: 60 to 64 years	5.83%	6.13%	6.30%
% 2012 Total population: 65 to 69 years	3.92%	4.35%	4.51%
% 2012 Total population: 70 to 74 years	3.06%	3.46%	3.61%
% 2012 Total population: 75 to 79 years	2.88%	3.07%	3.02%
% 2012 Total population: 80 to 84 years	2.79%	2.68%	2.64%
% 2012 Total population: 85 years and over	3.37%	2.87%	2.79%
2012 White alone	14,123	37,776	83,555
2012 Black or African American alone	1,695	2,140	3,337
2012 American Indian and Alaska Native alone	63	115	200
2012 Asian alone	843	1,859	7,052
2012 Native Hawaiian and OPI alone	18	26	28
2012 Some Other Race alone	2,221	3,156	5,100
2012 Two or More Races alone	665	1,100	2,391
2012 Hispanic	5,965	8,869	15,026
2012 Not Hispanic	13,663	37,303	86,637
% 2012 White alone	71.95%	81.82%	82.19%
% 2012 Black or African American alone	8.64%	4.63%	3.28%
% 2012 American Indian and Alaska Native alone	0.32%	0.25%	0.20%
% 2012 Asian alone	4.29%	4.03%	6.94%
% 2012 Native Hawaiian and OPI alone	0.09%	0.06%	0.03%
% 2012 Some Other Race alone	11.32%	6.84%	5.02%
% 2012 Two or More Races alone	3.39%	2.38%	2.35%
% 2012 Hispanic	30.39%	19.21%	14.78%
% 2012 Not Hispanic	69.61%	80.79%	85.22%
2000 Not Hispanic: White alone	12,651	35,950	77,436
2000 Not Hispanic: Black or African American alone	1,554	1,874	2,981
2000 Not Hispanic: American Indian and Alaska Native alone	25	32	66
2000 Not Hispanic: Asian alone	702	1,564	5,288
2000 Not Hispanic: Native Hawaiian and OPI alone	7	10	13
2000 Not Hispanic: Some Other Race alone	37	72	159
2000 Not Hispanic: Two or More Races	297	535	1,207
% 2000 Not Hispanic: White alone	63.68%	77.20%	78.94%
% 2000 Not Hispanic: Black or African American alone	7.82%	4.02%	3.04%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.13%	0.07%	0.07%
% 2000 Not Hispanic: Asian alone	3.53%	3.36%	5.39%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.04%	0.02%	0.01%
% 2000 Not Hispanic: Some Other Race alone	0.19%	0.15%	0.16%





## DEMOGRAPHIC DATA

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	19,628	46,172	101,663
2012 Households	7,009	16,556	35,529
Population Change 2010-2012	-686	-562	1,171
Household Change 2010-2012	-364	-432	-63
% Population Change 2010-2012	-3.38%	-1.20%	1.17%
% Household Change 2010-2012	-4.94%	-2.54%	-0.18%
Population Change 2000-2012	-237	-395	3,567
Household Change 2000-2012	10	-208	810
% Population Change 2000 to 2012	-1.19%	-0.85%	3.64%
% Household Change 2000 to 2012	0.14%	-1.24%	2.33%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	7,196	17,287	35,789
2000 Occupied Housing Units	6,998	16,764	34,719
2000 Owner Occupied Housing Units	3,809	11,517	24,828
2000 Renter Occupied Housing Units	3,189	5,247	9,891
2000 Vacant Housings Units	197	522	1,069
% 2000 Occupied Housing Units	97.25%	96.97%	97.01%
% 2000 Owner occupied housing units	54.43%	68.70%	71.51%
% 2000 Renter occupied housing units	45.57%	31.30%	28.49%
% 2000 Vacant housing units	2.74%	3.02%	2.99%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Household Income: Median	\$68,724	\$88,172	\$100,913
2012 Household Income: Average	\$93,009	\$119,831	\$140,928
2012 Per Capita Income	\$34,394	\$43,794	\$50,711
2012 Household income: Less than \$10,000	274	539	947
2012 Household income: \$10,000 to \$14,999	327	520	926
2012 Household income: \$15,000 to \$19,999	430	610	1,119
2012 Household income: \$20,000 to \$24,999	159	437	1,105
2012 Household income: \$25,000 to \$29,999	291	466	985
2012 Household income: \$30,000 to \$34,999	459	643	1,119
2012 Household income: \$35,000 to \$39,999	234	484	898
2012 Household income: \$40,000 to \$44,999	223	558	962
2012 Household income: \$45,000 to \$49,999	384	634	1,030



## DEMOGRAPHIC DATA

2012 Household income: \$50,000 to \$59,999	339	967	1,801
2012 Household income: \$60,000 to \$74,999	661	1,402	2,820
2012 Household income: \$75,000 to \$99,999	909	1,932	3,909
2012 Household income: \$100,000 to \$124,999	778	2,032	3,927
2012 Household income: \$125,000 to \$149,999	444	1,311	2,560
2012 Household income: \$150,000 to \$199,999	568	1,626	3,790
2012 Household income: \$200,000 or more	529	2,395	7,631
% 2012 Household income: Less than \$10,000	3.91%	3.26%	2.67%
% 2012 Household income: \$10,000 to \$14,999	4.67%	3.14%	2.61%
% 2012 Household income: \$15,000 to \$19,999	6.13%	3.68%	3.15%
% 2012 Household income: \$20,000 to \$24,999	2.27%	2.64%	3.11%
% 2012 Household income: \$25,000 to \$29,999	4.15%	2.81%	2.77%
% 2012 Household income: \$30,000 to \$34,999	6.55%	3.88%	3.15%
% 2012 Household income: \$35,000 to \$39,999	3.34%	2.92%	2.53%
% 2012 Household income: \$40,000 to \$44,999	3.18%	3.37%	2.71%
% 2012 Household income: \$45,000 to \$49,999	5.48%	3.83%	2.90%
% 2012 Household income: \$50,000 to \$59,999	4.84%	5.84%	5.07%
% 2012 Household income: \$60,000 to \$74,999	9.43%	8.47%	7.94%
% 2012 Household income: \$75,000 to \$99,999	12.97%	11.67%	11.00%
% 2012 Household income: \$100,000 to \$124,999	11.10%	12.27%	11.05%
% 2012 Household income: \$125,000 to \$149,999	6.33%	7.92%	7.21%
% 2012 Household income: \$150,000 to \$199,999	8.10%	9.82%	10.67%
% 2012 Household income: \$200,000 or more	7.55%	14.47%	21.48%

### Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2012 Childrens/infants clothing stores	\$2,082,568	\$4,945,797	\$11,184,498
2012 Jewelry stores	\$879,155	\$3,834,743	\$9,861,825
2012 Mens clothing stores	\$1,996,747	\$5,738,280	\$13,003,117
2012 Shoe stores	\$1,892,414	\$5,560,328	\$13,365,600
2012 Womens clothing stores	\$3,237,366	\$8,431,513	\$19,970,302
2012 Automobile dealers	\$24,484,714	\$57,968,254	\$115,919,534
2012 Automotive parts and accessories stores	\$5,683,051	\$12,852,140	\$27,178,990
2012 Other motor vehicle dealers	\$1,600,130	\$3,659,301	\$7,584,823
2012 Tire dealers	\$2,639,214	\$5,955,057	\$12,695,528
2012 Hardware stores	\$54,667	\$101,223	\$193,800
2012 Home centers	\$470,818	\$1,049,496	\$2,395,618
2012 Nursery and garden centers	\$613,752	\$1,439,067	\$3,222,691
2012 Outdoor power equipment stores	\$536,225	\$2,417,221	\$5,515,365
2012 Paint andwallpaper stores	\$51,311	\$134,735	\$268,223



## DEMOGRAPHIC DATA

2012 Appliance, television, and other electronics stores	\$3,968,889	\$10,514,690	\$22,807,915
2012 Camera and photographic supplies stores	\$437,443	\$1,051,151	\$2,153,001
2012 Computer and software stores	\$9,366,644	\$22,580,910	\$48,453,788
2012 Beer, wine, and liquor stores	\$1,461,973	\$4,030,517	\$9,074,243
2012 Convenience stores	\$7,094,413	\$18,459,148	\$41,259,456
2012 Restaurant Expenditures	\$7,537,563	\$19,407,293	\$43,628,505
2012 Supermarkets and other grocery (except convenience) stores	\$27,264,903	\$66,621,937	\$142,611,619
2012 Furniture stores	\$2,418,901	\$6,009,861	\$13,088,722
2012 Home furnishings stores	\$6,283,067	\$16,655,237	\$37,776,920
2012 General merchandise stores	\$42,281,184	\$107,286,838	\$237,306,930
2012 Gasoline stations with convenience stores	\$22,499,492	\$54,303,557	\$117,813,009
2012 Other gasoline stations	\$16,186,423	\$37,905,079	\$81,212,723
2012 Department stores (excl leased depts)	\$33,373,526	\$85,522,845	\$190,133,868
2012 General merchandise stores	\$42,281,184	\$107,286,838	\$237,306,930
2012 Other health and personal care stores	\$2,481,068	\$5,837,273	\$12,311,740
2012 Pharmacies and drug stores	\$7,589,914	\$18,463,970	\$39,660,878
2012 Pet and pet supplies stores	\$2,066,679	\$5,277,557	\$11,124,398
2012 Book, periodical, and music stores	\$551,620	\$1,314,004	\$2,892,788
2012 Hobby, toy, and game stores	\$613,218	\$1,866,718	\$4,668,455
2012 Musical instrument and supplies stores	\$262,837	\$889,056	\$1,542,862
2012 Sewing, needlework, and piece goods stores	\$210,045	\$609,840	\$1,499,055
2012 Sporting goods stores	\$558,835	\$1,399,001	\$3,402,556

## BROKER PROFILE

### Gabor Karsai

Broker / Owner  
Landmark Realtors, Inc.



Email: [Karsai@aol.com](mailto:Karsai@aol.com)

Web: [www.Landmark-Realtor.com](http://www.Landmark-Realtor.com)

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings

#### **Profile:**

Gabor has 20 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Gabor is past Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

#### **Memberships:**

Gabor is member of the Board of the  
Long Island Commercial Network (LICN)  
New York State Commercial Association of Realtors (NYSCAR)  
National Association of Realtors (NAR),  
Long Island Board of Realtors (LIBOR )  
Mid-Florida MLS.

#### **Associations:**

Gabor is the Past President of the **Glen Cove Chamber of Commerce**.  
He is the Charter President of the **Gold Coast Business Network** .  
He is Past District Governor of Brooklyn, Queens and Nassau Counties for **Rotary International**.

# BROKER PROFILE

## Gabor Karsai

Broker / Owner



### Recent Transactions:

- Retail lease of a Gas Station and Service Station in Locust Valley
- Land Sale of 9.11 acres development site in South Huntington
- Sale of a 6 family, three building complex in Bayville
- Sale of a 5,000 SF medical building in Glen Cove
- Office / Retail building: Complete lease-up three offices and a retail space in Glen Cove
- Industrial lease of 19,000 SF in Glen Cove
- Industrial lease of 16,000 SF in Glen Cove
- Industrial lease of 42,000 SF in Glen Cove
- Industrial lease of 2,500 SF in Glen Cove
- Industrial lease of 1,000 SF in Glen Cove
- Office lease 2,700 SF in Glen Cove
- Office Lease of 1,300 SF in Floral Park
- Office Lease 426 SF in Floral Park
- Office Lease 140 SF in Floral Park



**Samples of Other Available Properties by Gabor Karsai**

**LANDMARK REALTORS OFFICE SPACE FOR LEASE**

**110 Jericho Turnpike, Suite 101  
Floral Park, NY 11001**

[WWW.LANDMARKBROCHURES.HOMESTEAD.COM](http://WWW.LANDMARKBROCHURES.HOMESTEAD.COM)

- 1,009 SF Office
- Flexible Terms
- Price \$24/SF Includes All On a Major Thoroughway
- Steps from public transportation: Bus Lines & Train
- Central Location
- Ample Parking, 24/7 Access

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all stated information contained in this listing brochure. This information should be used as a reference by the tenant/buyer and not as a substitute for any professional advice. A Landmark Realty Group, Inc. representative has been used in preparing this listing brochure. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

**LANDMARK REALTORS FOR LEASE**

**18-38 Garvies Point Road  
Glen Cove, NY 11542**

- Industrial Space + Offices
- Price: Only \$8.28/SF Gross
- Total Available: 37,000SF
- Lot Size: 8.48 Acres
- Bldg. Size: 185,944 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all stated information contained in this listing brochure. This information should be used as a reference by the tenant/buyer and not as a substitute for any professional advice. A Landmark Realty Group, Inc. representative has been used in preparing this listing brochure. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

**LANDMARK REALTORS FOR LEASE OFFICE SPACES**

**480 Forest Avenue  
Locust Valley, NY 11560**

- OFFICE SPACES AVAILABLE
- 6,200 SF at \$24/SF GROSS
- 3,200 SF at \$20/SF GROSS
- FURNISHED INSTANT OFFICES
- 44 UNITS: \$961 - \$2,600 Mo
- Building Size: 25,408 SF
- Two sub dividable floors
- 66 car parking lot
- Lot Size: 48,819 SF
- On major thoroughfare
- High Income Area
- 24/7 Access

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all stated information contained in this listing brochure. This information should be used as a reference by the tenant/buyer and not as a substitute for any professional advice. A Landmark Realty Group, Inc. representative has been used in preparing this listing brochure. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

**LANDMARK REALTORS FOR LEASE**

**1 Garvies Point Road  
Glen Cove, NY 11542**

- 58,000 SF Industrial Space
- Includes 7,200 SF Offices
- Sub-Dividable
- Price: Only \$8.28/SF Modified Gross
- Lot Size: 6.34 Acres
- Bldg. Size: 60,000 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area
- Ground floor opportunity

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all stated information contained in this listing brochure. This information should be used as a reference by the tenant/buyer and not as a substitute for any professional advice. A Landmark Realty Group, Inc. representative has been used in preparing this listing brochure. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

**LANDMARK REALTORS Call Gabor Karsai 516-359-8028**

**USER BUILDING FOR SALE**

**535 South Broadway Hicksville, NY 11801**

[WWW.LANDMARKBROCHURES.HOMESTEAD.COM](http://WWW.LANDMARKBROCHURES.HOMESTEAD.COM)

- Asking Price: \$4,200,000
- Available to you as the owner/investor: 18,000 SF Retail/Wholesale AND/OR 9,000 SF Offices
- Building is now generating \$178,000/year the existing tenants. This helps offset expenses.
- Major Thoroughfare
- Over 20,000 Traffic Count
- Traffic Light Corner, High Visibility
- Ample Parking
- Central Location Close to Highways and Public Transportation
- Elevator Building with Elevators Access Security and 24/7 Access

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all stated information contained in this listing brochure. This information should be used as a reference by the tenant/buyer and not as a substitute for any professional advice. A Landmark Realty Group, Inc. representative has been used in preparing this listing brochure. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

**LANDMARK REALTORS Call: Gabor Karsai 516-359-8028**

**FOR LEASE OR SALE**

**3 School Street  
Glen Cove, NY 11542**

[WWW.LANDMARKBROCHURES.HOMESTEAD.COM](http://WWW.LANDMARKBROCHURES.HOMESTEAD.COM)

- 500 SF Office for Lease
- Asking only \$1,100 Full Service
- Ample Free Parking in the attached covered parking garage
- Downtown Location
- 24/7 Access
- This is the most cost effective way to get into this Class A Building!

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all stated information contained in this listing brochure. This information should be used as a reference by the tenant/buyer and not as a substitute for any professional advice. A Landmark Realty Group, Inc. representative has been used in preparing this listing brochure. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

## CONTACT INFORMATION



**LANDMARK**  
www.Landmark-Realtor.com  
**REALTORS®**



**GABOR KARSAI**  
LICENSED REAL ESTATE BROKER  
NEW YORK AND FLORIDA

Forest Executive Center  
480 Forest Avenue  
Locust Valley, NY 11560

Mobile: 516.359.8028  
Fax: 516.671.8157  
Email: karsai@aol.com

Disclaimer: Information contained herein is believed to be correct, but it is not warranted. Prospective purchaser is strongly encouraged to verify all information independently. This verification should include all information for purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources, including the seller/owner. The Broker has undertaken no independent investigation to verify the information provided.