



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

*** EXCELLENT LOCATION ***

*** MINEOLA'S DOWNTOWN REVITALIZATION DISTRICT ***

*** POTENTIAL REDEVELOPMENT SITE * WALK TO TRAIN ***



LOCATION

**136 WILLIS AVE.
MINEOLA, NY 11501**

IDENTIFIED AS

**SECTION 9
BLOCK 452
LOT 419**

PROPERTY TYPE

**ZONING B1 & R5
(BUSINESS 1 &
APARTMENTS)**

- **POTENTIAL REDEVELOPMENT SITE**
- **LOT SIZE: 17,253 SQ. FT. (ROUGHLY 1/2 AN ACRE)**
- **LOT DIMENSIONS: 81X213**
- **ZONING B1 & R5 (BUSINESS 1 & APARTMENTS)**
- **EXISTING STRUCTURE: 3,056 SQ. FT. OFFICE SPACE**
- **POTENTIAL 3RD STORY, MAY NEED PARKING VARIANCE**

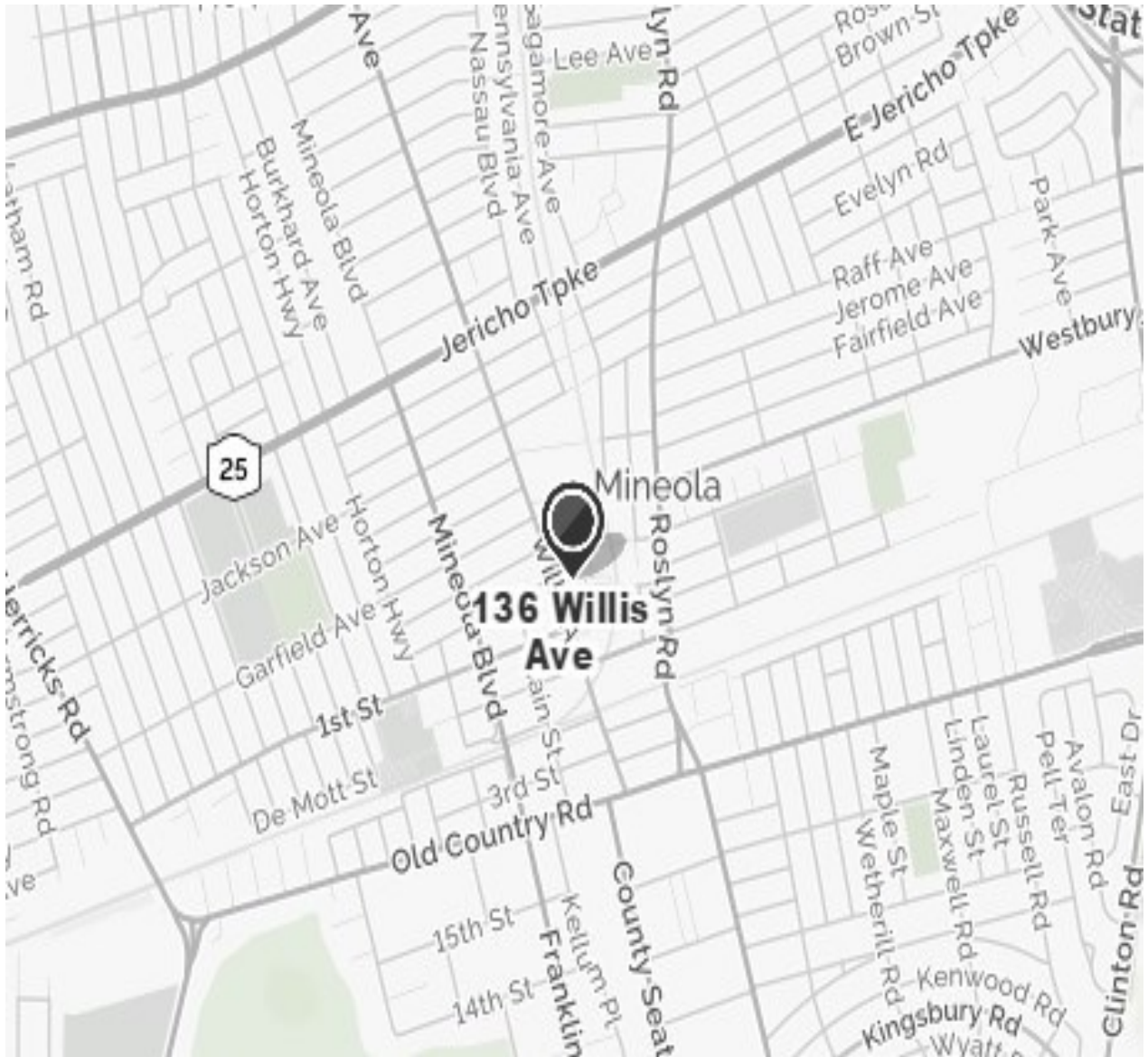
\$1,600,000

GINA COLETTI (CELL) 631.926.5385

AERIAL MAP



LOCATION MAP



TAXES

Village Taxes	\$4,971.62
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General Taxes	\$4,226.69
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School Taxes	\$15,825.03
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Total Taxes	\$25,023.31
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