



NASSAU: 27 East Jericho Turnpike - Suite 2, Mineola, New York 11501
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SUFFOLK: 888 Veterans Memorial Highway – Suite 530, Hauppauge
OFFICE: 631.761.9220 FAX: 631.761.9221 (FAX)

FOR LEASE



LOCATION

**155 1ST STREET
MINEOLA, NY 11501**

**SECTION 9
BLOCK 420
LOT 26**

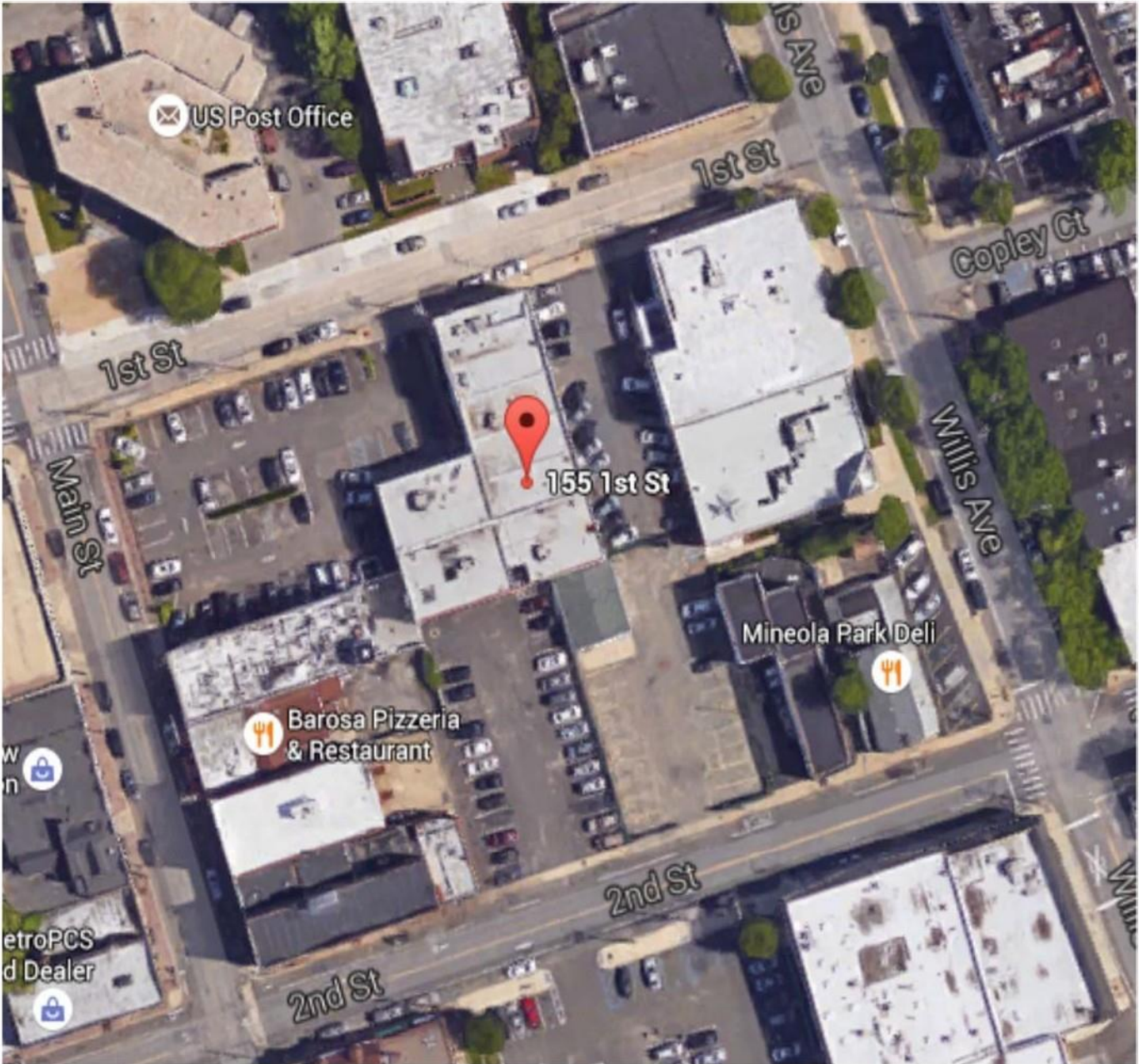
**PROPERTY TYPE
OFFICE
BUILDING
ZONING B2**

- ZONING B2
- 10,000 SQ. FT. AVAILABLE
- 18 DEDICATED PARKING SPACES PLUS MUNICIPAL LOTS
- ONE BLOCK FROM MINEOLA TRAIN STATION/WINTHROP HOSPITAL
- TWO BLOCKS FROM THE COUNTY SEAT
- MEDICAL/OFFICE SPACE WITH 7 BATHROOMS
- MINIMUM DIVISIBLE 2,500 SQ. FT. WITH SEPARATE ENTRANCE

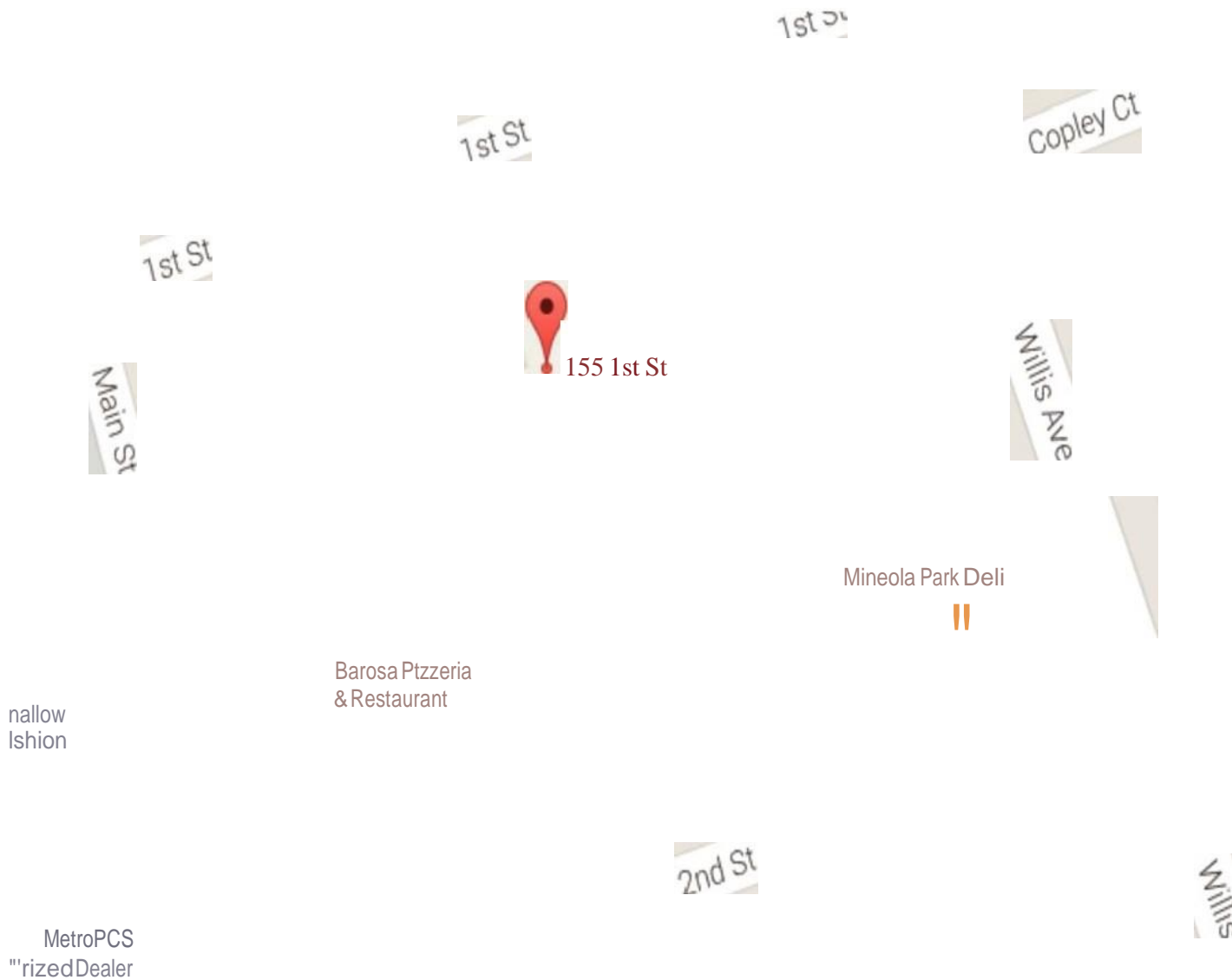
\$26 PER SQ. FT.

MARTIN SCHACKNER 516.455.1110 OR GINA COLETTI 631.926.5385

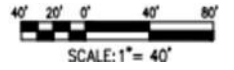
AERIAL MAP



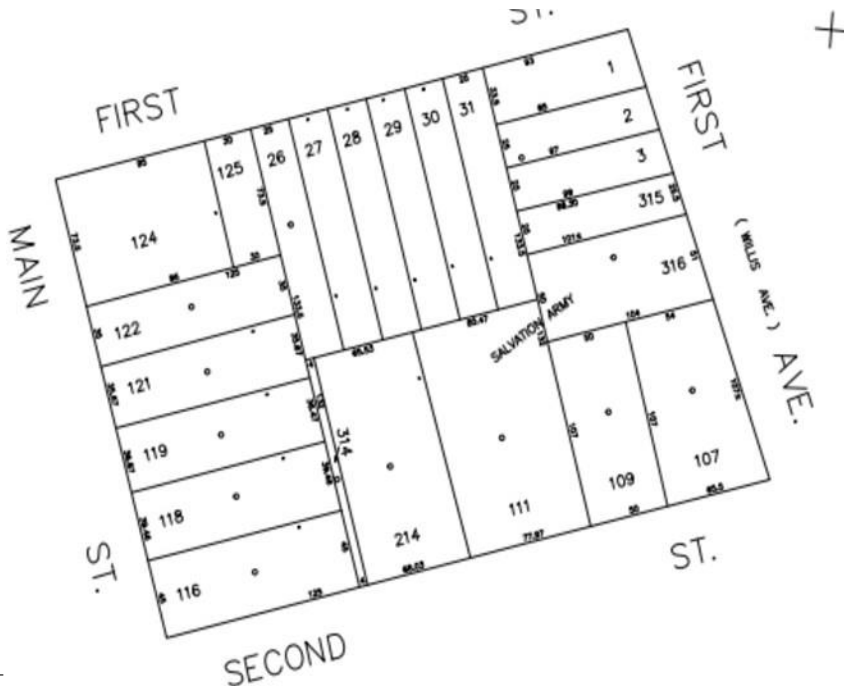
LOCATION MAP



TAX MAP



H 118.71)0+



H 1M..J00+

E 2,100,400

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Nassau County
Department of Assessment
Charles Gilbert, Chairman

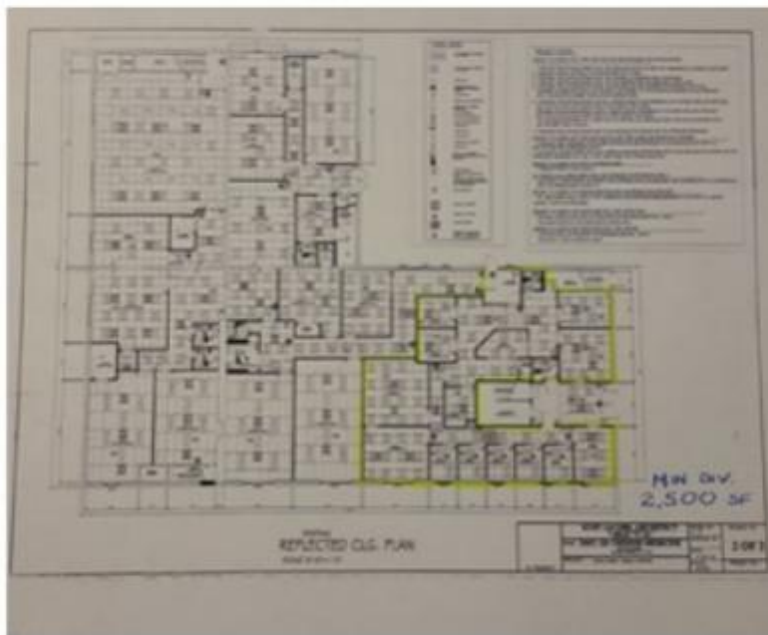
EXTERIOR PHOTOS



INTERIOR PHOTOS



1ST FLOOR ~ MIN. DIV. 2,500 SF



previous

ARTICLE III BUSINESS DISTRICTS

30.31 B-1 Districts (business)

A. Permitted uses.

The following are permitted uses in the B-1 district:

1. Retail stores for the sale of personal property.
2. Plumbing shops.
3. Barbershops and hairdressing and beauty parlors.
4. Retail printing and copying shops.
5. Shoe-repairing shops. [Amd. LL #3, 99. 10/6/99 by deleting "laundromats".]
6. A dly cleaning establishment incidental to the conduct of a retail tailoring business conducted on the premises.
7. Garden centers and nurseries, including the outdoor storage and display of trees, shrubs, plants, garden supplies (other than fertilizer and chemicals) and garden furniture and equipment. [Added LL #2.93, 5/19/93.]
8. Access01y uses.
 - a. Accessory uses and structures as provided in Article VII of this Chapter.
 - b. Accessory uses shall also include the incidental repair and servicing of any product the sale of which is a pemlitted use, provided that such repair and servicing uses shall be performed within the confines of the interior business premises utilized for the principal- It shall be unlawful to conduct and carry on any business, whether it be the principal business for which the premises are zoned or incidental thereto, upon the exterior business premises, unless otherwise specially permitted under this Chapter. [8 amd. LL # 32, 2000. 6/21/2000.]
9. Office Buildings. [9 added LL #3.2001. 2/21/2001.]

B. Special uses.

A. building may be erected, altered or used for any purpose set forth in this Subdivision only when authorized by the Board of Trustees as a special use after a public hearing

ZONING

conducted by the Board of Trustees and for no other:

1. Restaurants. [Amd. LL #5, 97, 7/25/97; LL #3, 99, 10/6/99.]
2. Taverns, bar and grills, discotheques and places of public assembly. [Amd. LL #5, 97, 7/25/97; LL #3, 99, 10/6/99.]
3. Drive-in restaurant or other drive-in establishments which provide or make available any facility (including but not limited to parking or standing space on the premises for vehicles) for or permits the consumption of food or drink on the premises outside the building or structure occupied. [Amd. LL #5, 97, 7/25/97; LL #3, 99, 10/6/99.]
4. Delicatessens, carry-out food establishments, any premises which prepares or stores food. (Amd. LL #5, 97, 7/25/97; LL #3, 99, 10/6/99.)
5. Churches, hotels, motels, banks, funeral parlors, theatres, public schools, private schools and libraries. ("Office buildings" deleted from this paragraph, LL #1, 95, 1/18/95; amd. LL #3, 99, 10/6/99 by adding "office buildings"; amd. LL #3, 2001, 2/21/2001. by deleting "office buildings".)
6. Sales, service, warehousing, repairing, storing, preparation and/or inspection of vehicles and motor vehicles subject to § 30.69.
7. Catering halls. [Amd. LL #5, 97, 7/25/97; LL #3, 99, 10/6/99.]
8. Clinics, veterinary facilities.
9. Post offices.
10. Laundromats, commercial laundries and businesses which consume substantial amounts of water. [9] 10 added. LL#3, 99, 10/6/99.]

C. Accessory uses and structures.

Accessory uses and structures as provided in Article VII of this Chapter.

(Subsequent construction. Repealed LL #6, 91, 511/91.)

30.32 B-2 Districts (special business)

A. No building or premises shall be used and no building shall be erected or altered for other than one or more of the following uses:

1. Any use permitted in B-1 district.

ZONING

2. Office buildings.
3. Multiple dwellings.
4. Accessory uses or structures as provided in Article VII of this Chapter.

B. Side-street entrance.

There shall be no entrance to any building from a side street, except that such entrance may be permitted to apartment houses and to dwelling units.

C. Apartment building facing restricted.

In this district, no apartment building shall face Washington, Jefferson, Jackson, Lincoln, Grant, Garfield, Cleveland or Harrison Avenues.

D. Mixed use.

In any multiple dwelling structure raised, erected or altered there may be a floor area of not more than one thousand (1,000) square feet on the ground floor devoted to office - All such office area shall face the main business street. No signs shall be permitted, except the usual professional-type sign, and that shall be facing the main building street.

30.33 B-3 Districts (special office use)

A. Permitted uses.

No building or premises shall be used, and no building shall be erected or altered for any use other than one (1) or more of the following:

1. Office buildings.
2. Banks.
3. Brokerage houses.
4. Accessory uses and structures as provided in Article VII of this Chapter.

B. Special uses.

A building may be erected, altered or used for any purpose set forth in this Subdivision only when authorized by the Board of Trustees as a special after a public hearing conducted by the Board of Trustees and for no other:

ZONING

1. Restaurants, other than drive-in restaurants, to be located upon non-residentially zoned property. [Amd. LL #4, 97, 7/25/98.]
2. Taverns, bars and grills, discotheques and places of public assembly, to be located upon non-residentially zoned property. [Amd. LL #4, 97, 7/25/97.]
3. Drive-in restaurants or other drive-in establishments which provide or make available any facility (including but not limited to parking or standing space on the premises for vehicles) for or permits the consumption of food or drink on the premises outside the building or structure occupied to be located upon non-residentially zoned property. [Amd. LL #4, 97, 7/25/97.]
4. Delicatessens, carry-out food establishments, any premises which prepares or stores food, to be located upon nonresidentially zoned property. [Amd. LL #4, 97, 7/25/97.]
5. Churches, hotels, motels, funeral parlors, theatres, public schools, private schools and libraries.
6. Sales, service, warehousing, repairing, storing, preparation and/or inspection of motor vehicles.
7. Catering halls, to be located upon non-residentially zoned property. [Amd. LL #4, 97, 7/25/97.]
8. Clinics, veterinary facilities.
9. Post offices.
10. Retail stores for the sale of personal property.
11. Plumbing shops.
12. Barbershops and hairdressing and beauty parlors.
13. Retail printing and copying shops.
14. Shoe-repairing shops and laundromats.
15. A dry cleaning establishment incidental to the conduct of a retail tailoring business conducted on the premises. [Amd. LL #10, 1988.]

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