



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)

FOR SALE MEDICAL/OFFICE



LOCATION

**532 BROADWAY
MASSAPEQUA, NY
11758**

IDENTIFIED AS

**SECTION 52
BLOCK 212
LOT 580-581**

PROPERTY TYPE

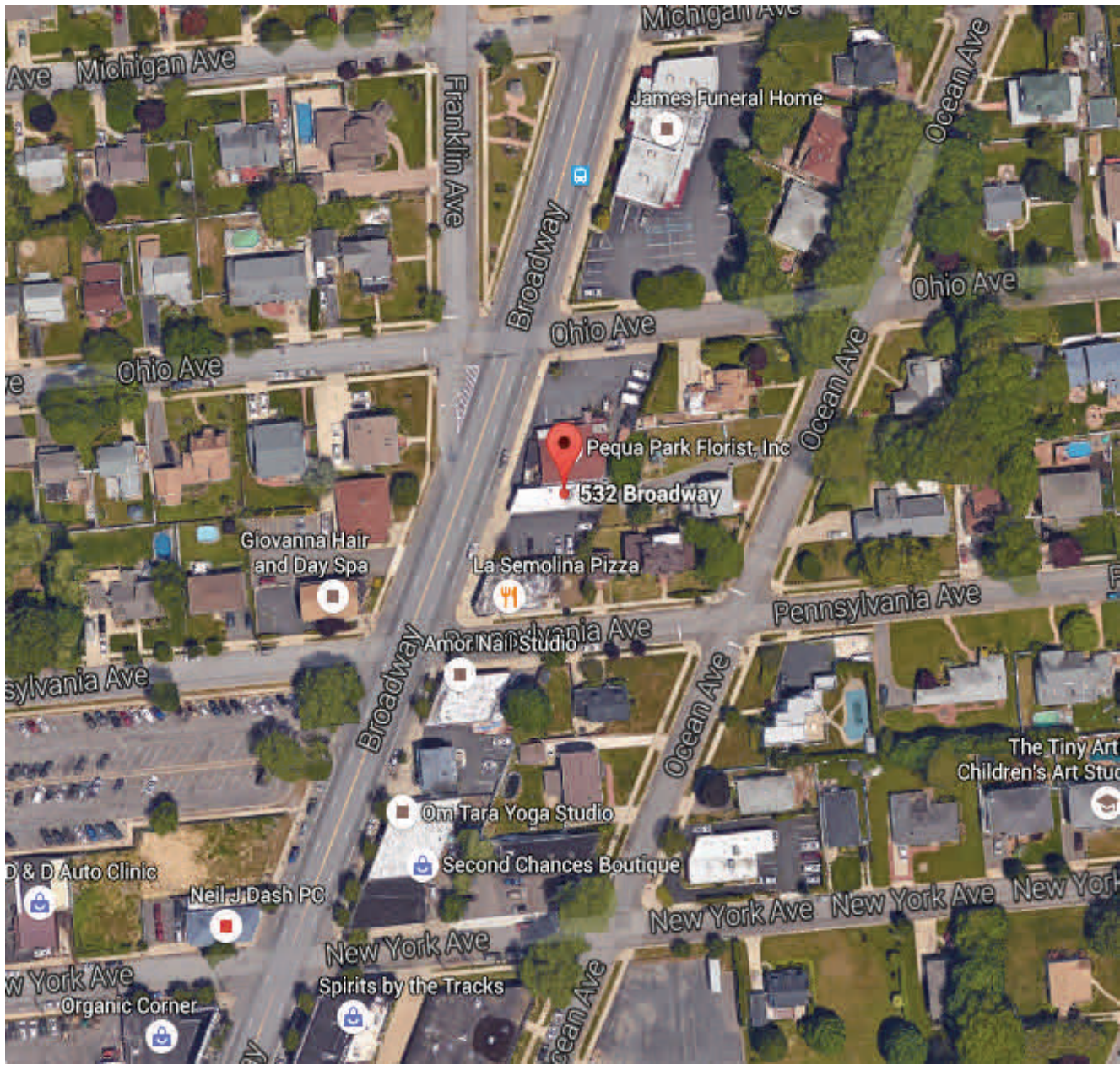
**MEDICAL/OFFICE
ZONED NB
(NEIGHBORHOOD
BUSINESS)**

- EXCELLENT CONDITION
- 1659 SQUARE FEET
- .142 ACRES
- \$19,768 TAXES
- 8 PARKING SPOTS
- ZONED NB (NEIGHBORHOOD BUSINESS)
- 2 BLOCKS FROM LIRR
- BUILT 1953
- CLEAN ENVIRONMENTAL
- 5 EXAM ROOMS
- 1 OFFICE
- 1 OFFICE/PANTRY
- 1 LAB AREA
- RECEPTION AREA
- NURSES STATION
- 2 BATHROOMS
- IT ROOM
- AMPLE STORAGE
- GAS HEAT

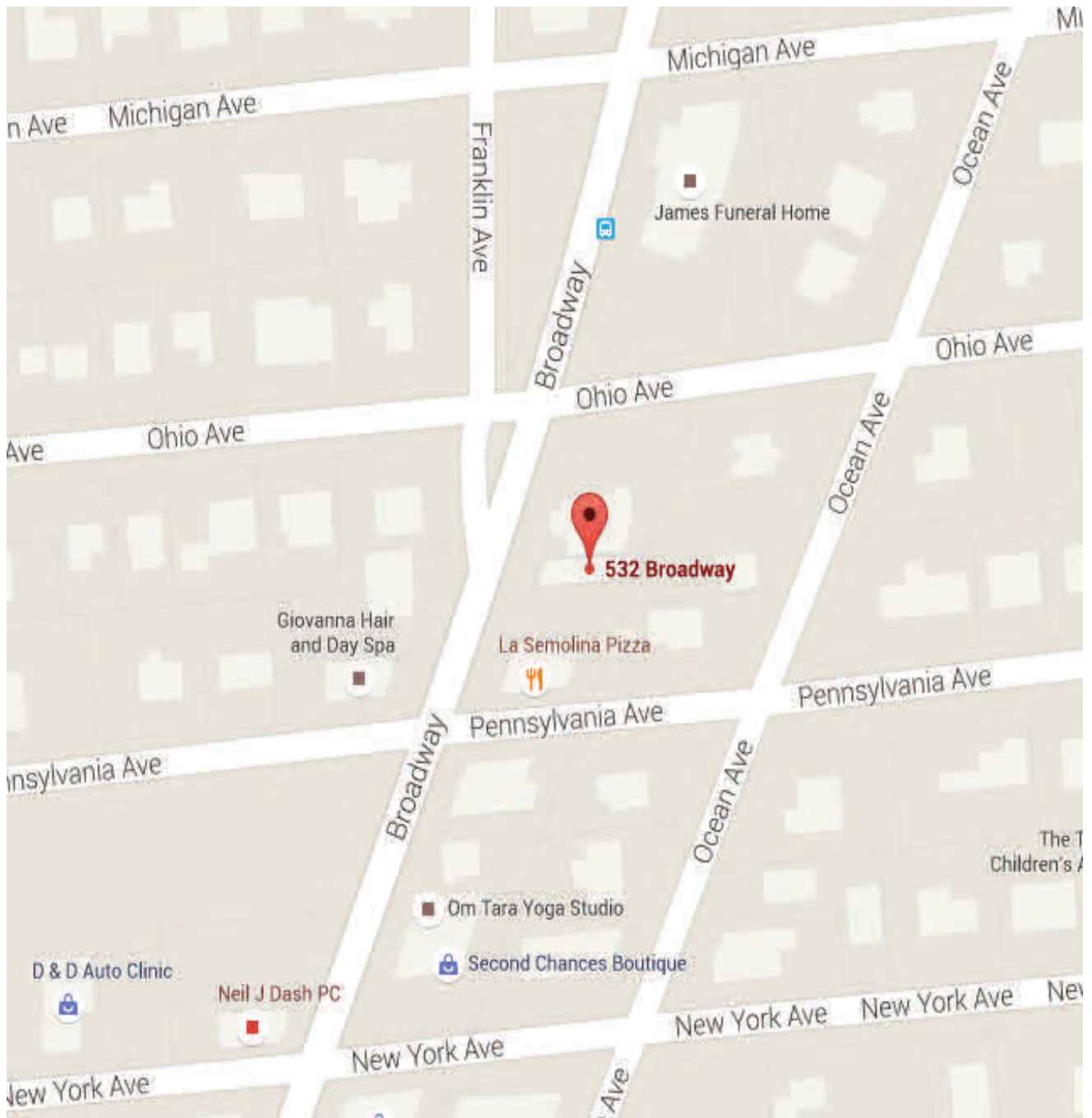
\$650,000

Contact: Martin Schackner Ext. 205
516-455-1110 (Cell)

AERIAL MAP



LOCATION MAP



EXTERIOR PHOTOS



INTERIOR PHOTO



HALLWAY VIEW



INTERIOR PHOTOS CONTINUED



INTERIOR PHOTOS CONTINUED



TAX MAP



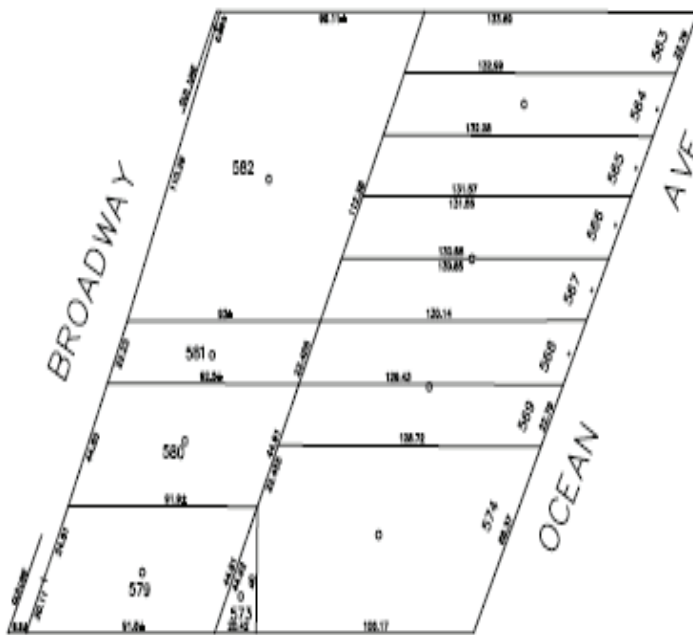
N 165,850

+

OHIO AVE.

BROADWAY

AVE.



PENNSYLVANIA AVE.

N 165,850
E 2,146,850

E 2,147,250

LENDERS		SPECIAL DISTRICTS				MUNICIPALITIES	
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Nassau County
Department of Assessment
Charles O'Shea, Chairman
Land & Tax Map
Map Last Revised: December 9, 2002

SEC. 62
BLK. 212 SHEET 1 OF 1

PERMIT USES

ZONING

246 Attachment 17

Town of Oyster Bay

§ 246-5.2 Schedule of Use Regulations - Nonresidence Districts

(Page 1)

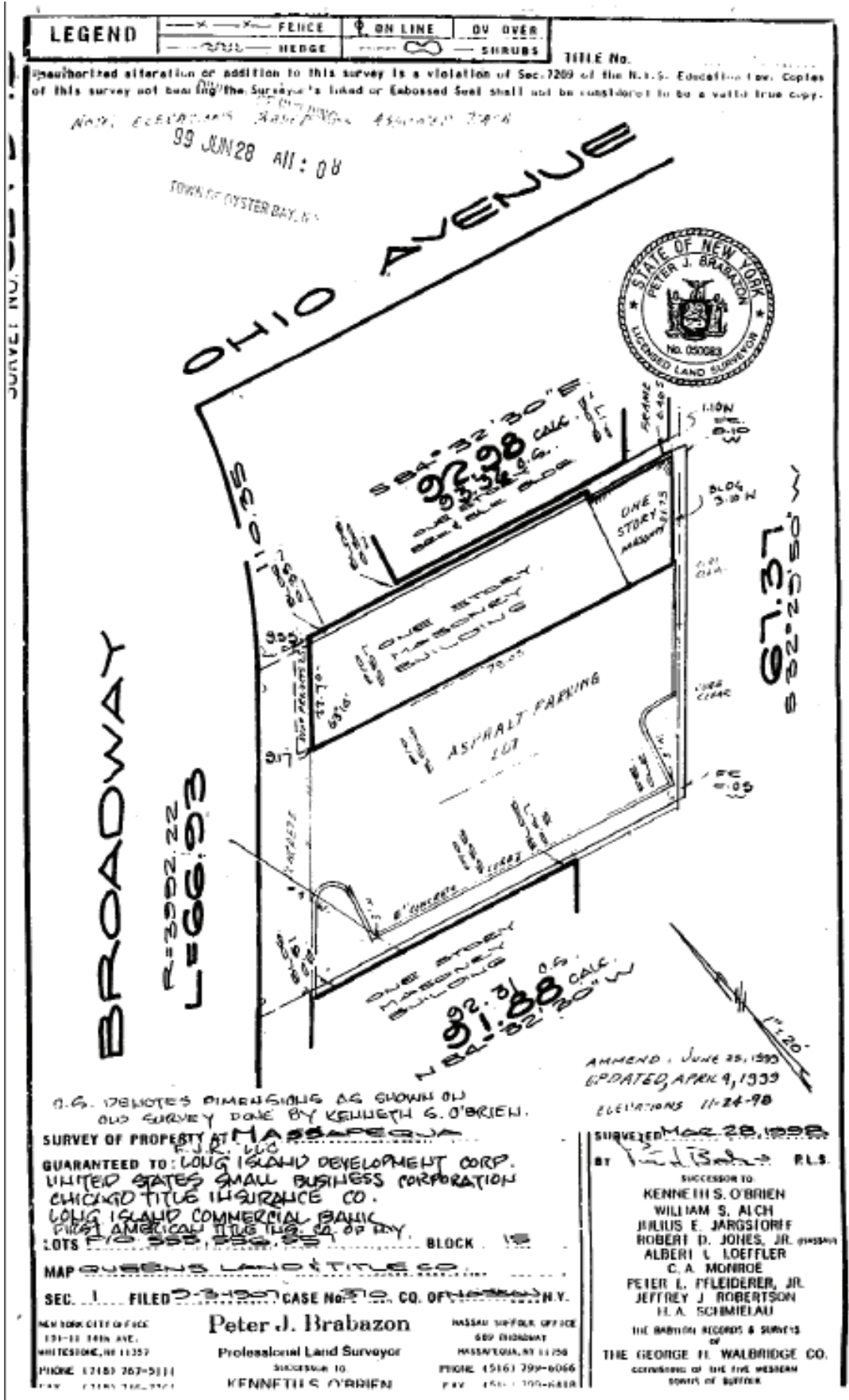
[Amended 7-22-2003 by L.L. No. 7-2003; 1-20-2004 by L.L. No. 2-2004; 9-21-2004 by L.L. No. 11-2004; 4-5-2005 by L.L. No. 4-2005; 4-25-2006 by L.L. No. 5-2006; 4-8-2008 by L.L. No. 5-2008; 3-31-2009 by L.L. No. 3-2009; 10-16-2012 by L.L. No. 3-2012]

Uses Uses Permitted Only Where Specifically Indicated	Nonresidence District Designation									
	REC	RO	OB	NB	CB	GB	WF-A	WF-B	ORD	LI
Residential										
<i>One-family dwellings:</i>		PP								
<i>Two-family dwellings: (§ 246-5.5.28)</i>										
<i>Multifamily dwellings:</i>										
<i>Townhouses:</i>										
<i>Rooming or boarding houses (§ 246-5.5.23)</i>				SP (TB)		SP (TB)				
<i>Congregate-care assisted living facilities:</i>				SP (TB)	SP (TB)	SP (TB)				SP (TB)
<i>Parent-child residences (§ 246-5.5.18)</i>										
<i>Accessory apartments:</i>		PA								
<i>Apartments over stores or offices (§ 246-5.5.5)</i>				PP	PP	PP				
<i>Domestic employees' residences (§ 246-5.5.12)</i>										
<i>Conversion of garage (§ 246-5.5.20.3)</i>		PA		PA	PA (ZBA)	PA				
<i>Keeping of domestic animals (§ 246-5.5.15)</i>		PA								
<i>Private garages and carports (§ 246-5.5.20)</i>		PA		PA	PA	PA				
<i>Home businesses (§ 246-5.5.14)</i>		PA (ZBA)		PA	PA	PA				

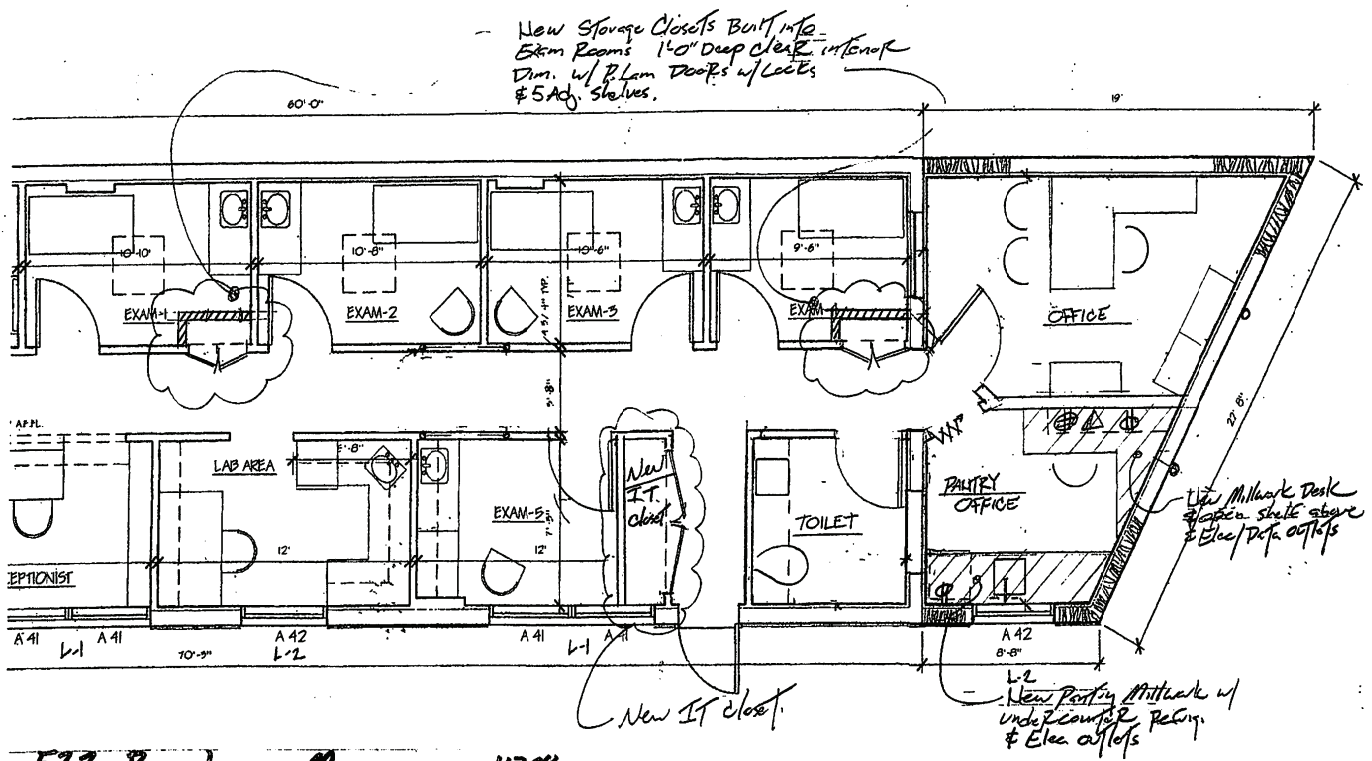
NOTE: Permitted uses may require site plan approval. (See § 246-6.2.)

Key: PP: Permitted Principal Use; PA: Permitted Accessory Use; SP: Special Permit Use; (TB): Town Board Approval; (ZBA): Zoning Board of Appeals

SURVEY



FLOOR PLAN



532 Broadway, Massapequa 11758
 1/4" = 1'-0" Proposed plan

6/20/13