



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)

BUILDING FOR LEASE



LOCATION
92 COVERT AVE
STEWART MANOR
NY, 11530

PROPERTY TYPE
OFFICE/RETAIL

Building Size	1,200	Price per Sq Ft	\$27
Property Type	Office/Retail	Occupancy	Vacant
Tenancy	Single	Basement	Yes
Parking	Street and Municipal Lot		

Highly visible, busy retail strip on covert Avenue. Great retail, loads of parking, vibrant neighborhood. Excellent retail or office use.

Contact:

Smith & DeGroat 516-248-6905

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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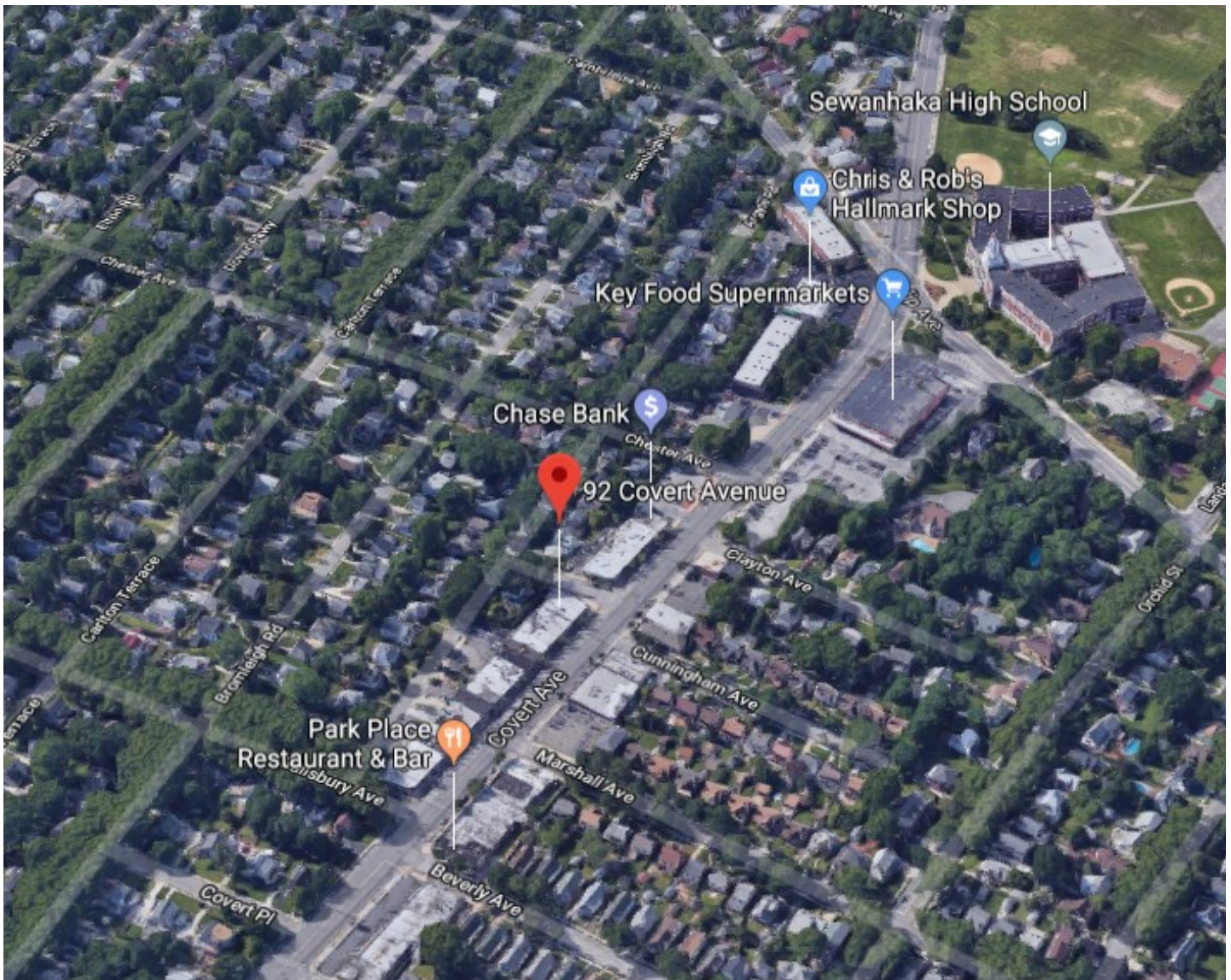
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AERIAL VIEW



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MAP



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LEASE TERMS

Lease Terms:

- \$27 psf Gross
- Includes taxes and CAM, lessee pays utilities
- Tenant pays any proportionate increases in taxes, insurance and CAM above Base year
- 3.0% rent increase a year

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