



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 SALE



LOCATION

699 NASSAU RD
UNIONDALE
NY, 11553

IDENTIFIED AS

SECTION 36
BLOCK 137
LOT 277

PROPERTY TYPE

RETAIL STRIP

Building Size	1,783	Price per Sq Ft	\$363.99
Cap Rate	N/A	Occupancy	50%
Tenancy	Multiple	Lot Size	0.35 Acres
Property Type	Mixed Use		
Taxes	\$25,954		

\$649,000

Contact:

Ed Madden 516-248-6905 (office) 516-521-5731 (cell)
Marty Miller 516-248-6905 (office) 813-505-2451 (cell)

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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AERIAL VIEW



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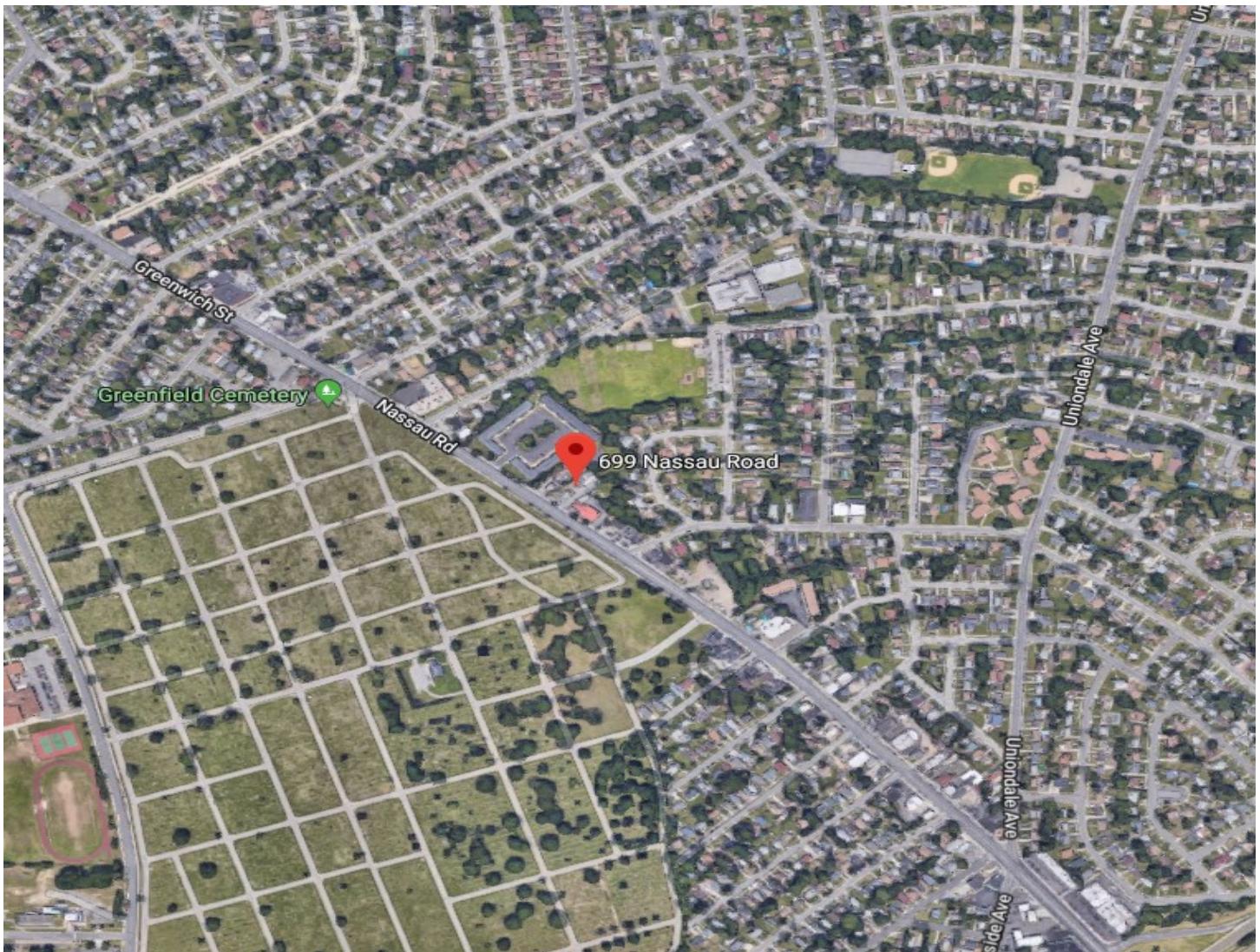
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MAP



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TRAFFIC MAP



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PROPERTY DESCRIPTION

Mixed Use Property—Zoned 2 family or business and residential

2 Family House on 15,246 sf lot

Redevelopment Potential

Great for Owner/User or Investor

2 car garage, shed, small building with 2 offices and full bath

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