

 **NYSACE
FINDERS**



MIXED USE PROPERTY FOR SALE

**6-8 CHADWICK STREET
GLEN COVE, NY 11542**

PROPERTY HIGHLIGHTS



- MIXED USE PROPERTY • 5 STRUCTURES
- THREE 2 FAMILY HOUSES • ONE FREE STANDING WAREHOUSE • DETACHED 2 CAR GARAGE
- INVESTOR/END USER • LEASE OPTION
- 0.8 MILES TO THE SEA CLIFF LIRR
- NEWLY PAVED DRIVEWAY
- CLEARED LOT
- 2 CURB CUTS
- 14 & 10 FOOT DRIVE INS
- SEPARATE GAS & ELECTRIC METERS
- FULLY FENCED COMMERCIAL LOT

PROPERTY OVERVIEW

6-8 CHADWICK STREET, GLEN COVE

PROPERTY INFORMATION

Section - 21

Block - N-1

Lot - 488

BUILDING INFORMATION

Building Sq. Ft. - 6,178

Year Built - 1913

Buildings - 5

Residential Units - 6

Commercial Units - 1 + Garage

Lot Size - .69 Acres

ZONING INFORMATION

Municipality - City of Glen Cove

Zoning - B2

PRICING/TAX

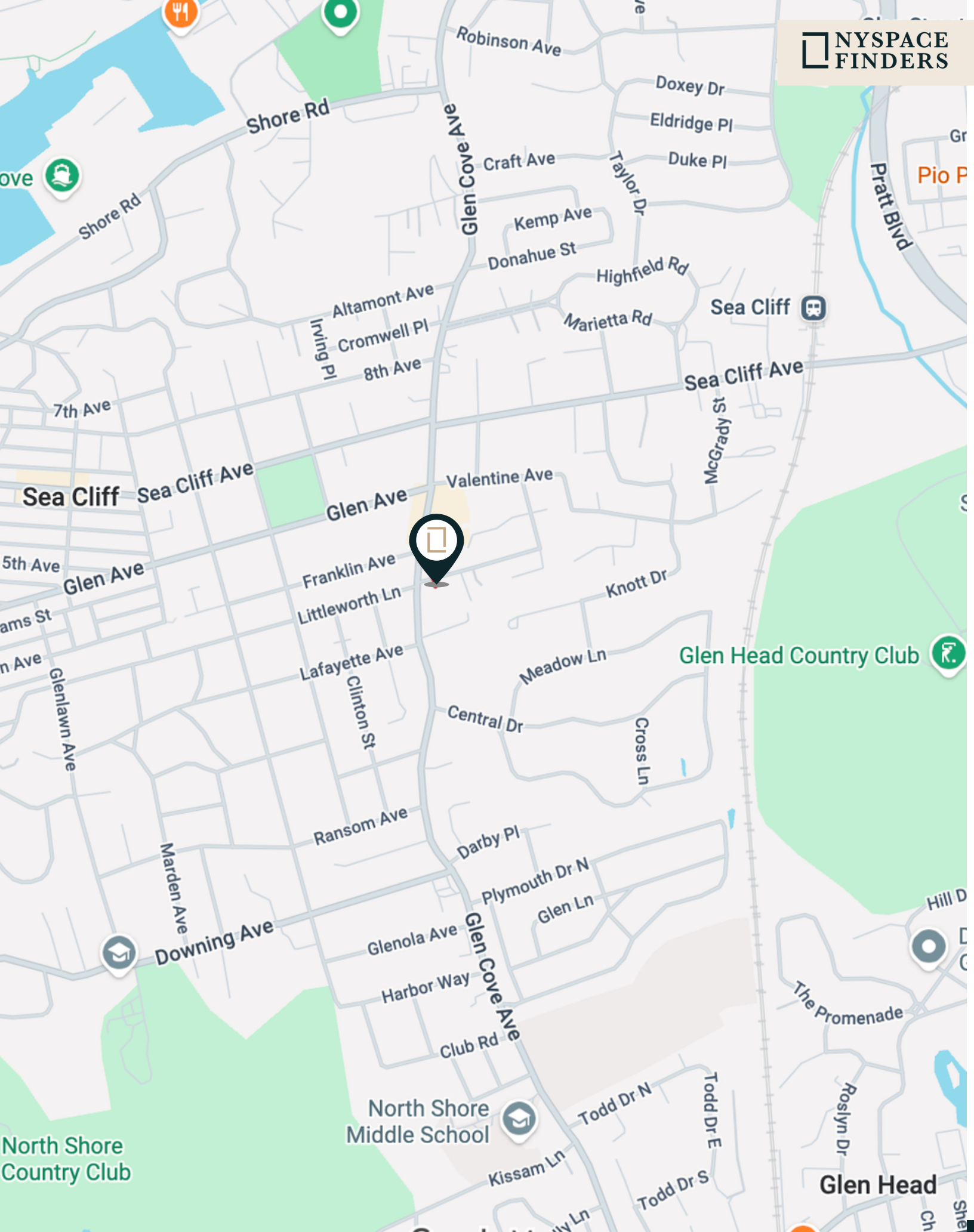
Asking Price - \$4,500,000

City Taxes - \$15,198.00

County/Township Tax - \$1,924.89

School Tax - \$42,368.92

Annual Taxes - \$59,491.81



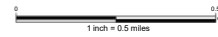
DEMO. & TRANSIT

	1 MILE	3 MILE	5 MILE
2025 Total Population	14,077	58,900	130,454
2030 Population	14,054	59,105	131,300
Pop Growth 2025-2030	(0.16%)	+ 0.35%	+ 0.65%
Average Age	42	43	43
2025 Total Households	5,154	20,857	44,759
HH Growth 2025-2030	(0.31%)	+ 0.25%	+ 0.59%
Median Household Inc	\$121,718	\$124,950	\$152,979
Avg Household Size	2.70	2.70	2.80
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$815,783	\$850,963	\$1,011,157
Median Year Built	1953	1956	1957
 COMMUTER RAIL	DRIVE	WALK	DISTANCE
Sea Cliff (Oyster Bay Branch - Long Island Rail Road)	2 min	16 min	0.8 mi
Glen Street (Oyster Bay Branch - Long Island Rail Road)	4 min		1.6 mi
 AIRPORT	DRIVE	WALK	DISTANCE
LaGuardia	32 min		20.2 mi
John F Kennedy International	35 min		23.0 mi
Westchester County	62 min		39.0 mi
 FREIGHT PORTS	DRIVE	WALK	DISTANCE
NY - Red Hook Container Terminal	44 min		28.3 mi

ZONING

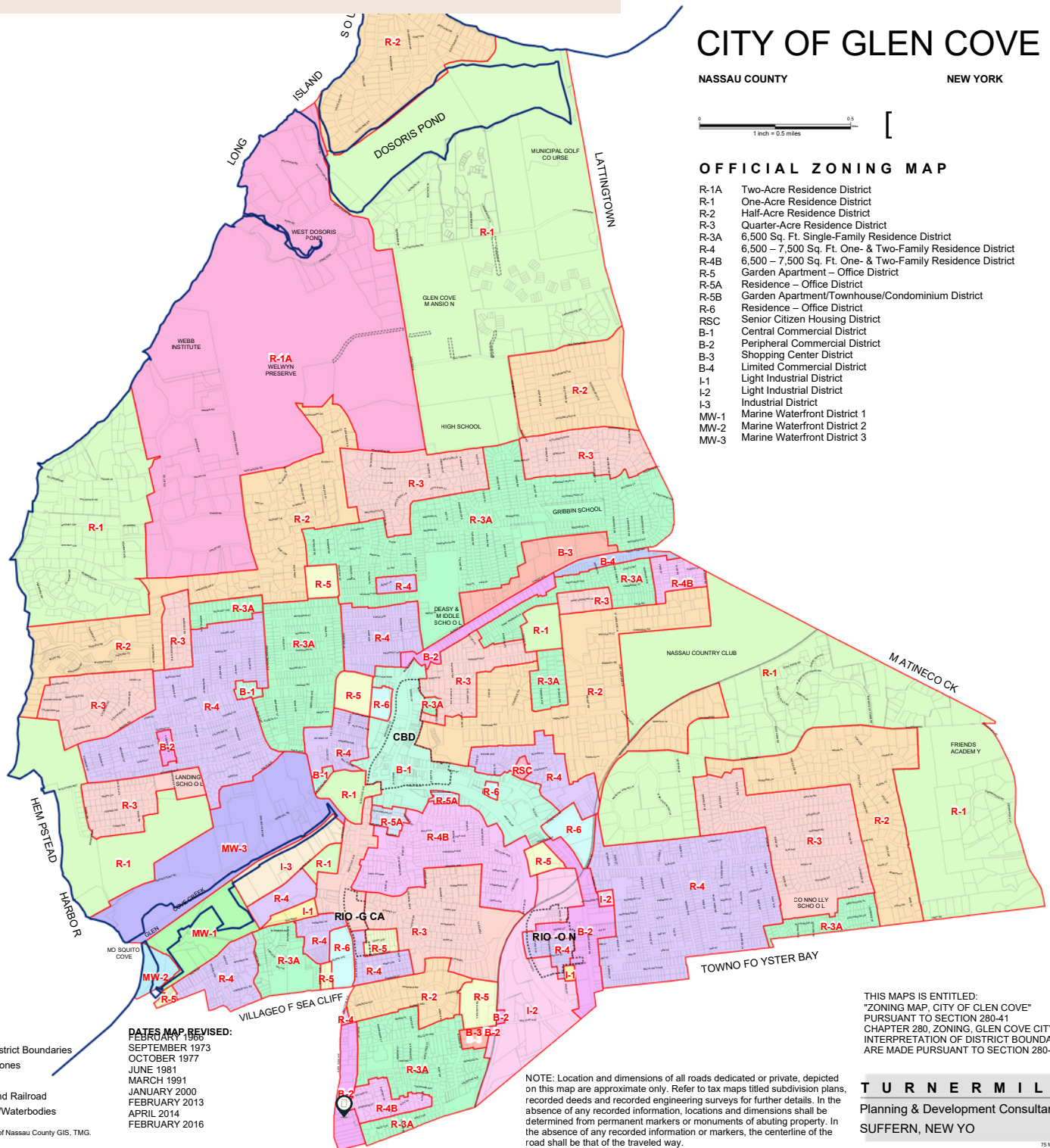
CITY OF GLEN COVE

NEW YORK



OFFICIAL ZONING MAP

- | | |
|------|--|
| R-1A | Two-Acre Residence District |
| R-1 | One-Acre Residence District |
| R-2 | Half-Acre Residence District |
| R-3 | Quarter-Acre Residence District |
| R-3A | 6,500 Sq. Ft. Single-Family Residence District |
| R-4 | 6,500 – 7,500 Sq. Ft. One- & Two-Family Residence District |
| R-4B | 6,500 – 7,500 Sq. Ft. One- & Two-Family Residence District |
| R-5 | Garden Apartment – Office District |
| R-5A | Residence – Office District |
| R-5B | Garden Apartment/Townhouse/Condominium District |
| R-6 | Residence – Office District |
| RSC | Senior Citizen Housing District |
| B-1 | Central Commercial District |
| B-2 | Peripheral Commercial District |
| B-3 | Shopping Center District |
| B-4 | Limited Commercial District |
| I-1 | Light Industrial District |
| I-2 | Light Industrial District |
| I-3 | Industrial District |
| MW-1 | Marine Waterfront District 1 |
| MW-2 | Marine Waterfront District 2 |
| MW-3 | Marine Waterfront District 3 |

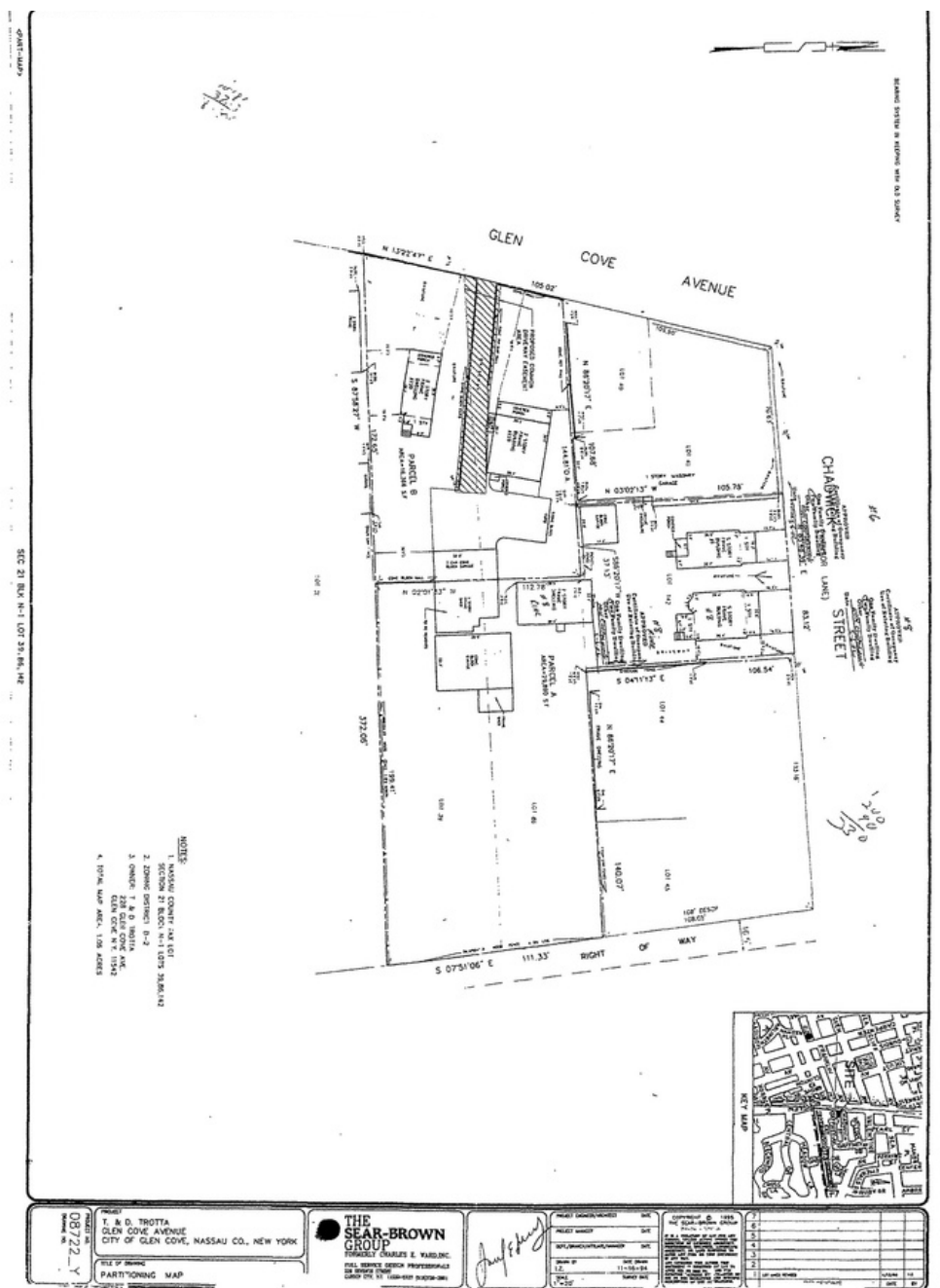


THIS MAPS IS ENTITLED:
"ZONING MAP, CITY OF GLEN COVE"
PURSUANT TO SECTION 280-41
CHAPTER 280, ZONING, GLEN COVE CITY CODE.
INTERPRETATION OF DISTRICT BOUNDARY LINES
ARE MADE PURSUANT TO SECTION 280-42.

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SURVEY







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