

OFFERING MEMORANDUM

183 Mineola Boulevard | Mineola, New York 11501

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

183 Mineola Boulevard | Mineola, New York 11501

Building Size:	6,500Ft +/-	Lot Size:	5,000 SF
Available SF:	4,300+/-	Parking:	12+/- Spaces
Cap Rate:	7.0%	Zoning:	B-2
Year Built:	1957	Frontage:	Feet
		Sale Price:	Upon Request

**enter disclaimer here...*

Property Overview

PHENOMENAL PLATINUM PROPERTY

Welcome to This Superb Commercial Masterpiece- A+ Mixed-Use Office Building, offering 2 x Units. A RARE Gem that sets the standard for Top-Tier A FREE STANDING Office Buildings. Mixed-Use Office Building offers x 2 separate units with endless possibilities for: Medical Practices/Services, Legal, Architectural, Financial, Real Estate Development/Services, Etc. Owner-Users, Investors, or End-Users seeking Prestige and Performance.

Approx. 6,500ft +/- 3 Floors: Office/Retail, Office, Concrete Floors (Super Soundproof), Fully/Expertly gut renovated by a Top-Tier Architect & Designer, Blending Elegance with Modern Precision, Newly Updated Roof, Newly Updated Windows/Interior Doors, Finishes & Much More! Floor-to-Ceiling Glass, New Installed Central Heating & Cooling Systems, Gas Heat, Separately Metered Gas/Electric Service, Private Parking: 10± spaces & Convenient Street/Municipal, Brand New Fire Alarm System, LED Lighting Throughout, Wireless Keyless Entry, High-End Security & Video Surveillance, Multiple Restrooms on Each Floor, Multiple Access Points to All Levels.

Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker

516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

PROPERTY HIGHLIGHTS

Mixed-Use Mutli- Unit PROFESSIONAL OFFICE Building | 183 Mineola Blvd Mineola, NY 11

- 3 Floors: Office/Retail, Office
- Concrete Floors- Solid/Super Soundproof
- Fully/Expertly gut-renovated by a Top
- Modern Precision- Newly Updated Roof
- Newly Updated Windows/Interior Doors, Finishes
- Floor-to-Ceiling Glass
- Separately Metered Gas/Electric Service-
- Excellent VISIBILITY, Corner Property
- Separately Metered Gas/Electric Service-
- New Installed Central Heating & Cooling Systems, Gas Heat
- Private Parking: 10± spaces & Convenient Street/Municipal
- Brand New Fire Alarm System
- LED Lighting Throughout, Wireless Keyless Entry
- High-End Security & Video Surveillance
- LOCATION: LIRR Mineola Station- Commuters Parking Lots-
- NYU Hospital-Langone Medical Center (Mineola & Garden City), Courthouse

Exterior Photos:



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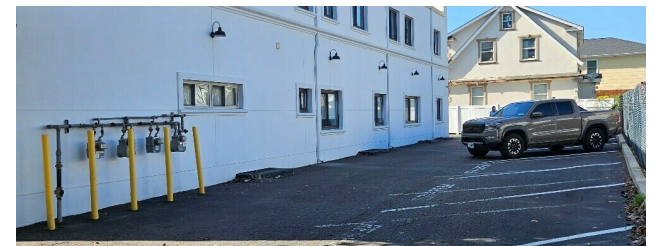
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ADDITIONAL PHOTOS

183 Mineola Boulevard | Mineola, New York 11501



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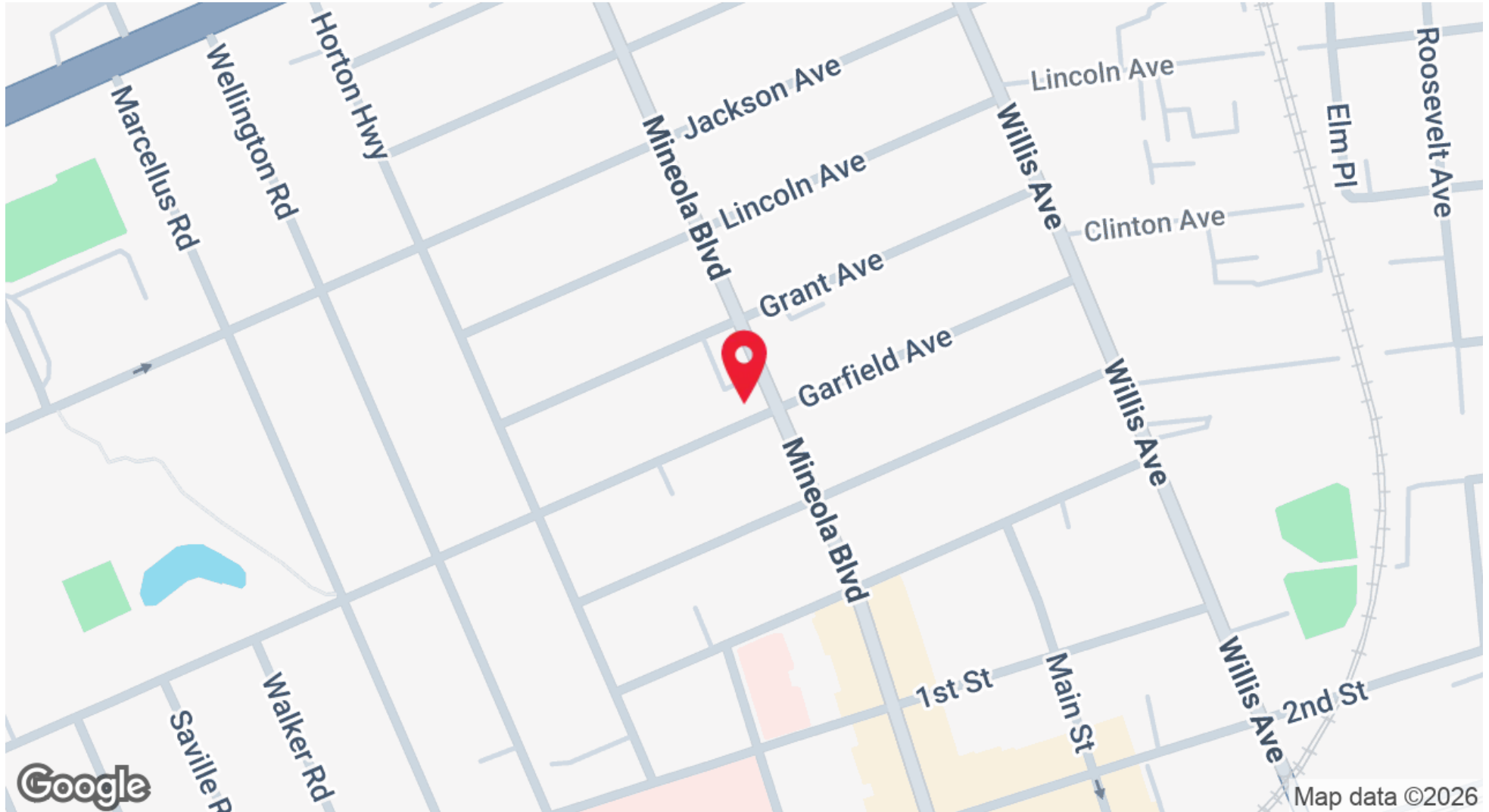
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LOCATION MAP

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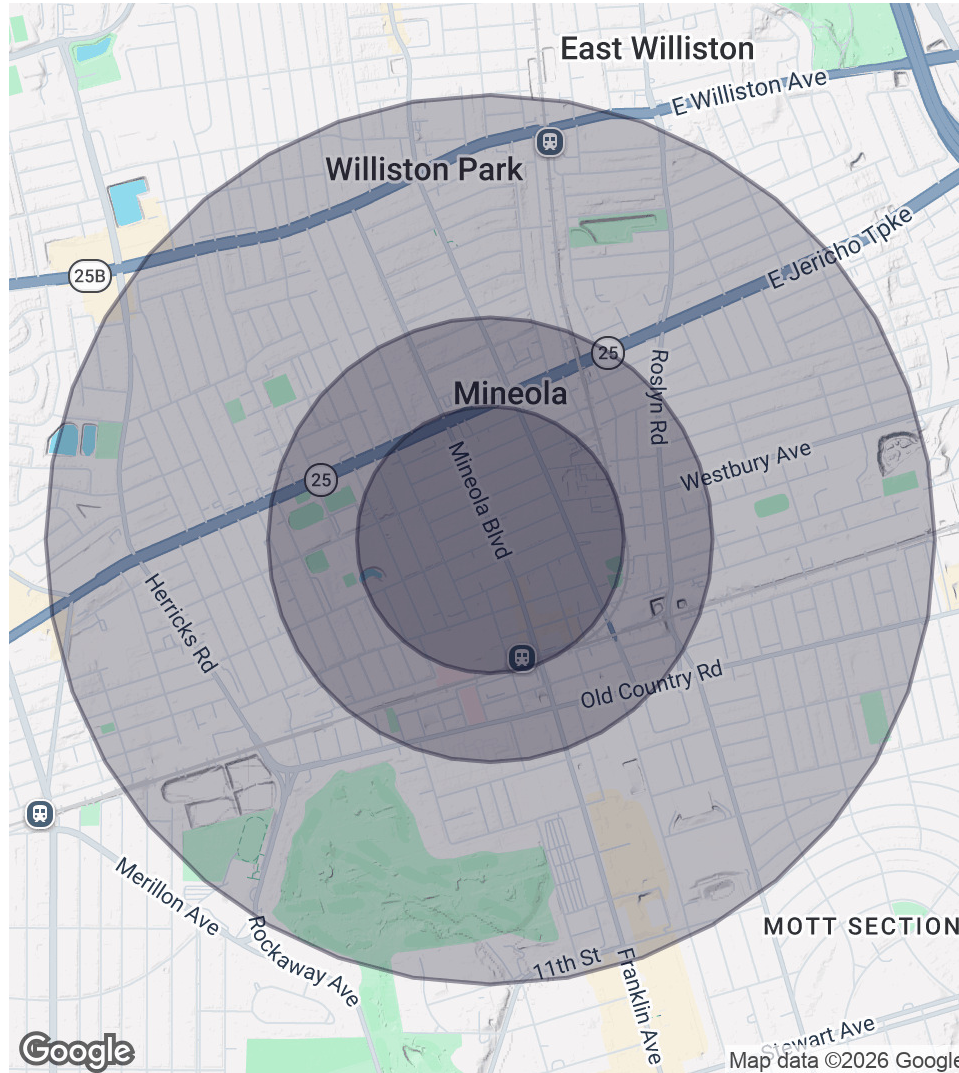
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DEMOGRAPHICS MAP & REPORT

Mixed-Use Mutli- Unit PROFESSIONAL OFFICE Building | 183 Mineola Blvd Mineola, NY 11



0.3 Miles Radius

Population
4,015
Households
1,804
Average HH Income
\$150,237

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
9,134
Households
4,238
Average HH Income
\$151,130

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
27,525
Households
10,940
Average HH Income
\$177,212

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.