

**FOR
SALE**



INDUSTRIAL BUILDING WITH PARKING & YARD SPACE

87-95 Searing Avenue, Mineola



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PROPERTY OVERVIEW

INDUSTRIAL BUILDING AVAILABLE FOR SALE

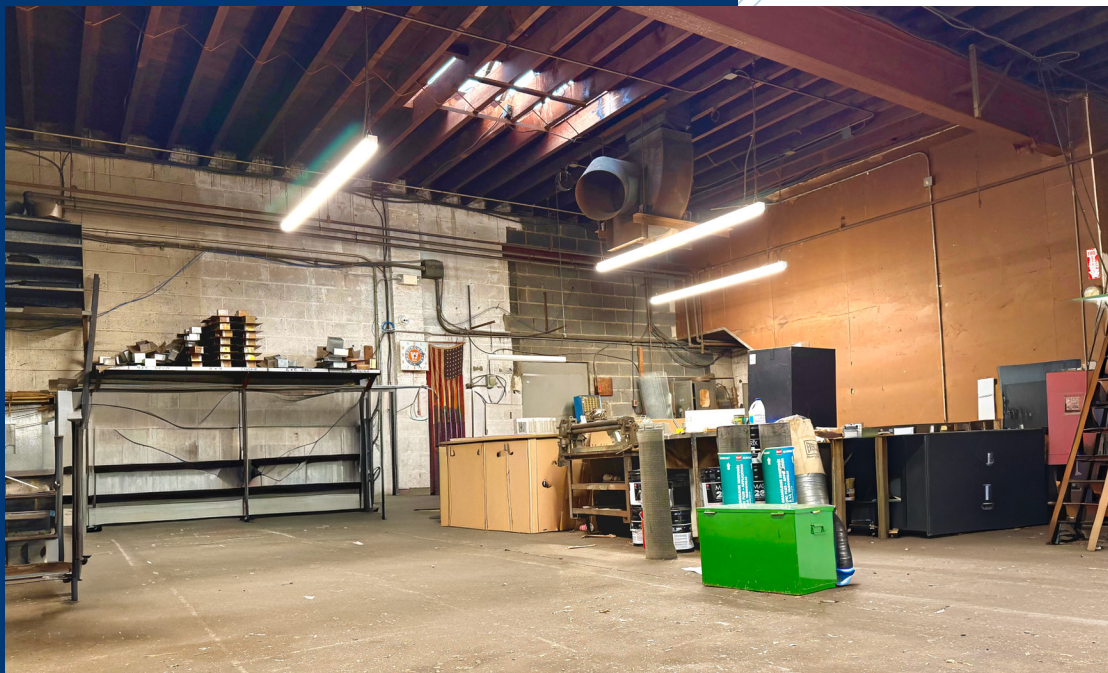
- » Excellent user/investor opportunity
- » Features office space on two floors with separate entrances
- » Multiple loading points with natural building divisions
- » Rare rear parking/yard space
- » Relatively low taxes for Nassau County
- » Walking distance to public transportation
- » +/- 0.50 miles to LIRR Mineola Station
- » Easily accessible by Long Island Expressway, Northern State Parkway, & Meadowbrook Parkway
- » Close proximity to Queens/Nassau County Border

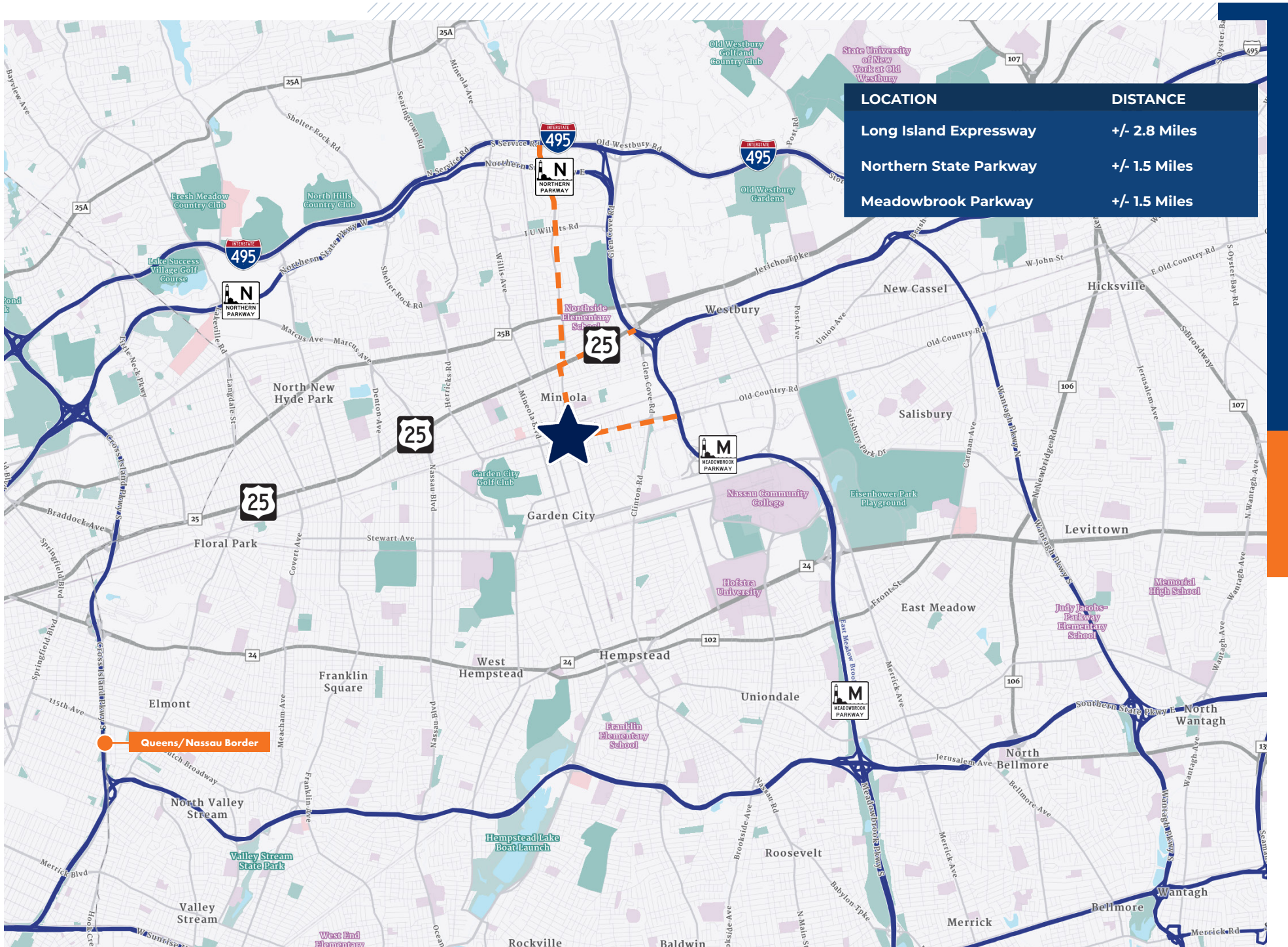


Total Size	+/- 17,000 SF
Plot Size	+/- 0.58 Acres
Rear Parking/Yard	+/- 7,500 SF
Loading	8 Drive-in Doors & 1 Loading Platform
Ceiling Height	12', 13'6", & 16'3"
Heat	Gas
Zoning	M (Manufacturing) & R-3 (Two Family Residential)
Municipality	Village of Mineola, Town of North Hempstead
RE Taxes (2024/2025)	General: \$8,693.32 School: \$32,382.88 Village: \$7,944.71 PSF Total: \$49,020.91 (\$2.88 PSF)
Asking Sale Price	\$4,600,000 (\$270.59 PSF) Price Reduction: \$4,300,000 (\$252.94 PSF)











For more information, contact:

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