

122 Forest Avenue, Glen Cove, NY 11542

List Price: \$4,500



ML#: 3510760

Commercial

LSC: NEW

Village:
 Sec/Area:
 Taxes: \$30,000.00
 Dis: Sec: 23
 Block: 54 Lot: 50
 APOD Attached:
 Aprox Year Built: 1954
 Zoning: Commercial
 Lot Sqft: 8778

Type Sale:
 Property Type: Free Standing Building
 Sale or Lease: R Units: 1
 Rent Per Sqft:
 Available Interior Sqft: 1500
 Sqft Source: MU
 GLA Total in Building:
 Office %:
 Vacancy %:

Cross Street: Walnut

Directions: LIE exit 39 north 107N to end. Right on Brewster St, turns into School St, turns into Forest Ave, #122 across from Stop and Shop. Look for Classic Cuts Haircutters on Right Side of Street.

Business Currently Located At:

Agent Only Remarks: Tenant Pays all Utilities. Water is split 50/50 with other Tenant.

Public Remarks: A unique Live/Work setup for the person who has their own business. A fully functional office suite on the 1st floor, suitable for Medical, Psychotherapy, Psychologist, Internet, Call Center, Sales Office, Mortgage Broker, Realtor, and/or Back Office Operations. It has a waiting room, reception office, 3 other offices, Full Eat-in kitchen, Bathroom with Shower and Laundry, and 1/2 Bath. 3 other closets for storage. On the 2nd floor is 2 spacious Bedrooms with Large closets, and a Full Bath. 2 Zone Central A/C. Plenty of parking, and easy access to shopping.

Personal Property Exclusions:

Modifications Exclusions: M3 IAW

Business Info

Business Type:
 Desc of Business:
 DBA:
 Business Age:
 Lease Years:
 Lsehold Improve:
 Fixtures and Equip:
 Seats:
 Business NOI:
 RE Included:

Auction Listing: N
 Auction Terms of Sale Listing: N
 Contract Vendee Listing:

Annual Income

Owner Operating Inc:
 Owner Operating Exp:
 Net Operating Inc:
 Other Income:
 Potential Rental Income:

Expenses**Utilities**

HVAC Tonnage:
 Electric Phase:
 Amps:
 Sewer Desc: Municipal
 Water Desc:
 Heating Fuel: Natural Gas
 Heating Type: Forced Air
 Hotwater:

Building Info

Current Uses: Business, Mixed, Office, Residential, Retail, Utility, Warehouse
 Building Size:
 Number of Buildings: 1
 Stories: 2
 Under Steel:
 Number of Docks: 0
 Tail Board#: 0
 Overhead Door: 0
 Overhead Door Height: 0
 Year Built Exception:
 Year Renovated:
 Space on Floor#: 1
 Front Feet:
 Parking Spaces at Bldg: 13
 Parking Avail this Unit: 6

Waterfront Features:

View:

Green Features: Energy Star Refrigerator, Energy Star Stove

Broker Reception Info

Open House type: Date: Time: Refreshments:
 Open House type: Date: Time: Refreshments:
 There are no Broker Receptions scheduled for this Listing!
 There are no Consumer Receptions scheduled for this Listing!

Compensation Offered on Lease

Type of Comp to Coop Brkr for Lease Term: Fixed Rate\$

Comp Offered on Lease: 10% of 1st Yrs Rent Split 50/50 with Listing Broker - Broker Fee Paid by Tenant

Compensation Offered on Sale

Offers of compensation are for OneKey® MLS Participants only.

Agreement Type: Excl Right

List Date: 10/15/2023

Original LP: \$4,500

Original Lease Price:

On Market Dte: 10/15/2023

Prior LP:

Last Lease Price:

Exp Date: 4/14/2024

List Price: \$4,500

Lease Expiration Date:

Listing Office/Agent Info

BERKSHIRE HATHAWAY (BHHS02)

516-741-3070

Ben K Greenspan

516-741-3070

Occupancy Date: 11/01/2023

Owner: Robmir Inc

Seller Financing: N

Show Instr: Call L/A 516-375-1943

Lockbox: Neg Dir: