

COMMERCIAL RETAIL / SHOWROOM BLDG

185 E SUNRISE HIGHWAY, FREEPORT NY



FANTASTIC OWNER-USER OPPORTUNITY

ASKING PRICE:

\$2,500,000

BUILDING SF:

18,722 (Approx.)

PRICE PER SF:

\$133

TRAFFIC COUNT:

~60,000 Vehicles Per Day

NEW TO MARKET



BUILDING DESCRIPTION

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 185 E Sunrise Highway, Freeport, NY. Located on a major thoroughfare the property appreciates 116' of frontage on Sunrise Highway.

The building is a total of 18,722 SF (approx.) on a 21,840 SF (approx.) lot and is currently used as a Auto Dealership with repair station and would be a prime location for a similar use or retail with industrial/warehouse use. Located just off the Meadowbrook Parkway and within a few minutes walking distance to the LIRR Freeport Station and directly across the street from Home Depot, Marshall's, Target and in direct proximity to other national retailers.

The property is ideally positioned at a busy traffic light intersection with an approximate 60,000 vehicle traffic count per day. This property is ideal for a owner-user or investor considering the growing demand for well positioned Industrial Warehouse space.

The building is currently occupied by Baron Auto Outlet with a lease expiring in September 2018. *Please do not disturb the Tenant.*

BUILDING INFORMATION

Property Address:	185 E Sunrise Highway
County:	Nassau
Neighborhood:	Freeport
Town:	Hempstead
Section // Block // Lots	55 // 197 // 66-69, 361-362
Lot Dimensions:	116' x 195'
Lot Square Footage:	21,840
Building Sq. Ft.:	18,722 (Approx.)
Drive-In Doors:	Three (3) - (12' x 12')
Year Built:	1952
R.E. Tax 2018:	\$72,112

For more information, please contact:

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CUSHMAN & WAKEFIELD

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PROPERTY LOCATION + TAX MAP

