



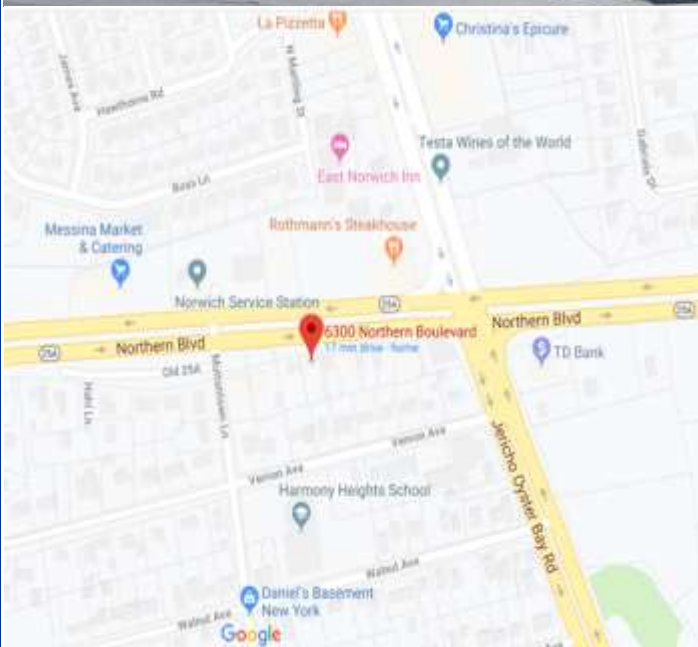
LANDMARK
www.landmark-realtor.com
REALTORS®

OFFICE/RETAIL BUILDINGS

FOR SALE

**6300 & 6304 Northern Blvd
East Norwich, NY 11732**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM



- **Asking Price: \$2,000,000**
- **Taxes: \$24,000**
- **Other Expenses: \$10,000**
- **Potential NOI as is: \$119,000**
- **Two Buildings: 1,300 Sf, 4,000 Sf**
- **Approximately 14,000 SF Lot**
- **General Business District**
- **On Main Thorofare**
- **Surrounded Retail Buildings**
- **Great Demographics**
- **Generous 24 Car Parking Lot**
- **Recently renovated**
- **Partially Tenanted**

Information herein is believed to be correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



PROPERTY INDICATORS

- **Sect: 16, Block: 001, Lot: 204, 205, 5**
- **Zoning: General Business**
- **Lot Size Approximately 0.312 Acre**
- **Main Thorofare**
- **Great Demographics for Retail or Office use**

INCOMES

- | | | |
|-------------------------|-------------------|-------------------------|
| • Apartment: | \$4,000/Mo | existing income |
| • Apartment: | \$3,000/Mo | existing income |
| • Office: | \$1,100/Mo | existing income |
| • Office: | \$2,000/Mo | potential income |
| • Retail/Office: | \$2,650/Mo | potential income |



LANDMARK
www.landmark-realtor.com
REALTORS®

Aerial View

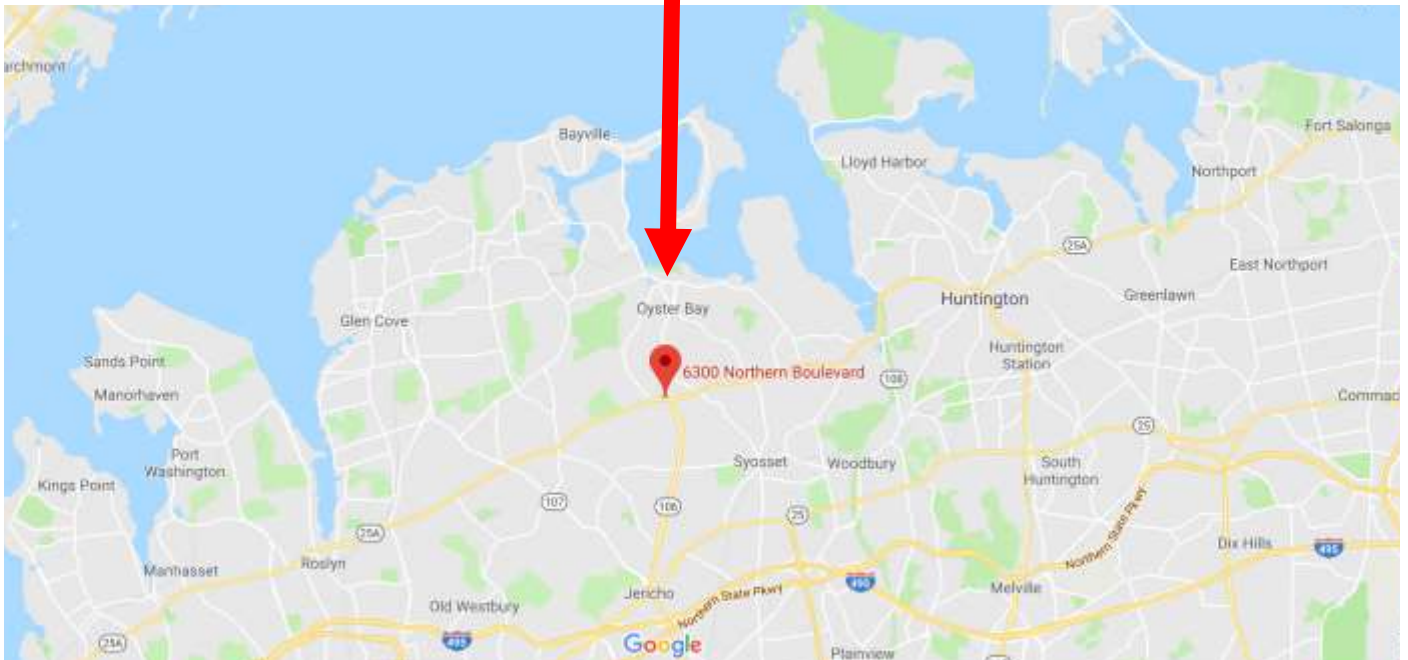
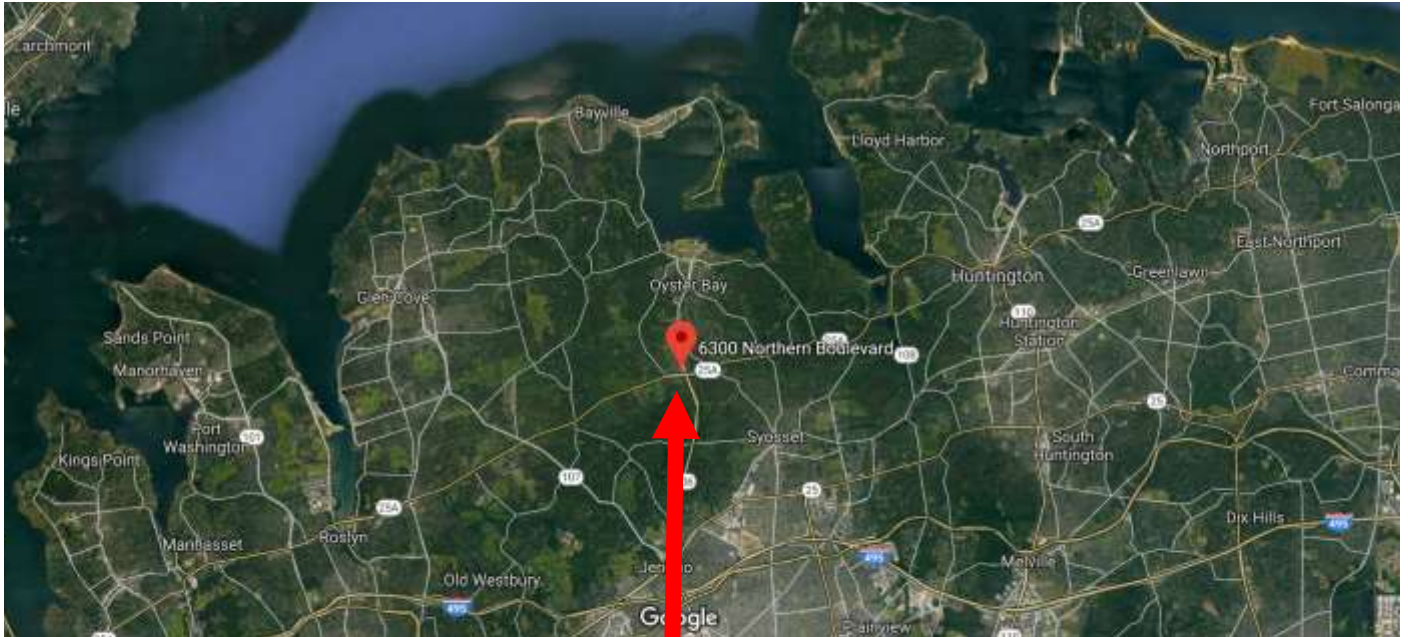




LANDMARK
www.landmark-realtor.com
REALTORS®

AERIAL PHOTO & MAP

In The Heart of Upscale Long Island





LANDMARK
www.landmark-realtor.com
REALTORS®

PHOTOGRAPHS





LANDMARK
www.landmark-realtor.com
REALTORS®

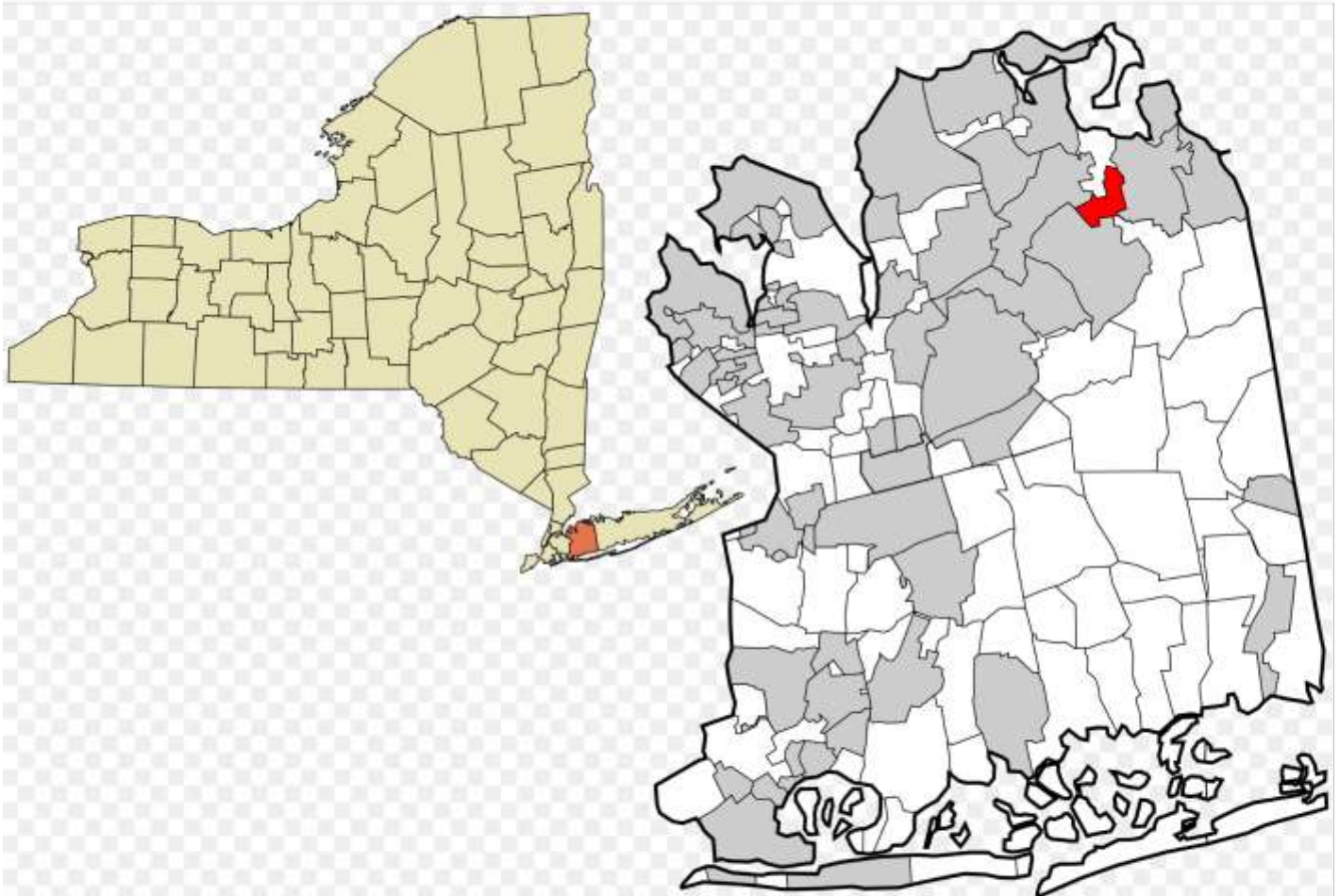
PHOTOGRAPHS





East Norwich, New York

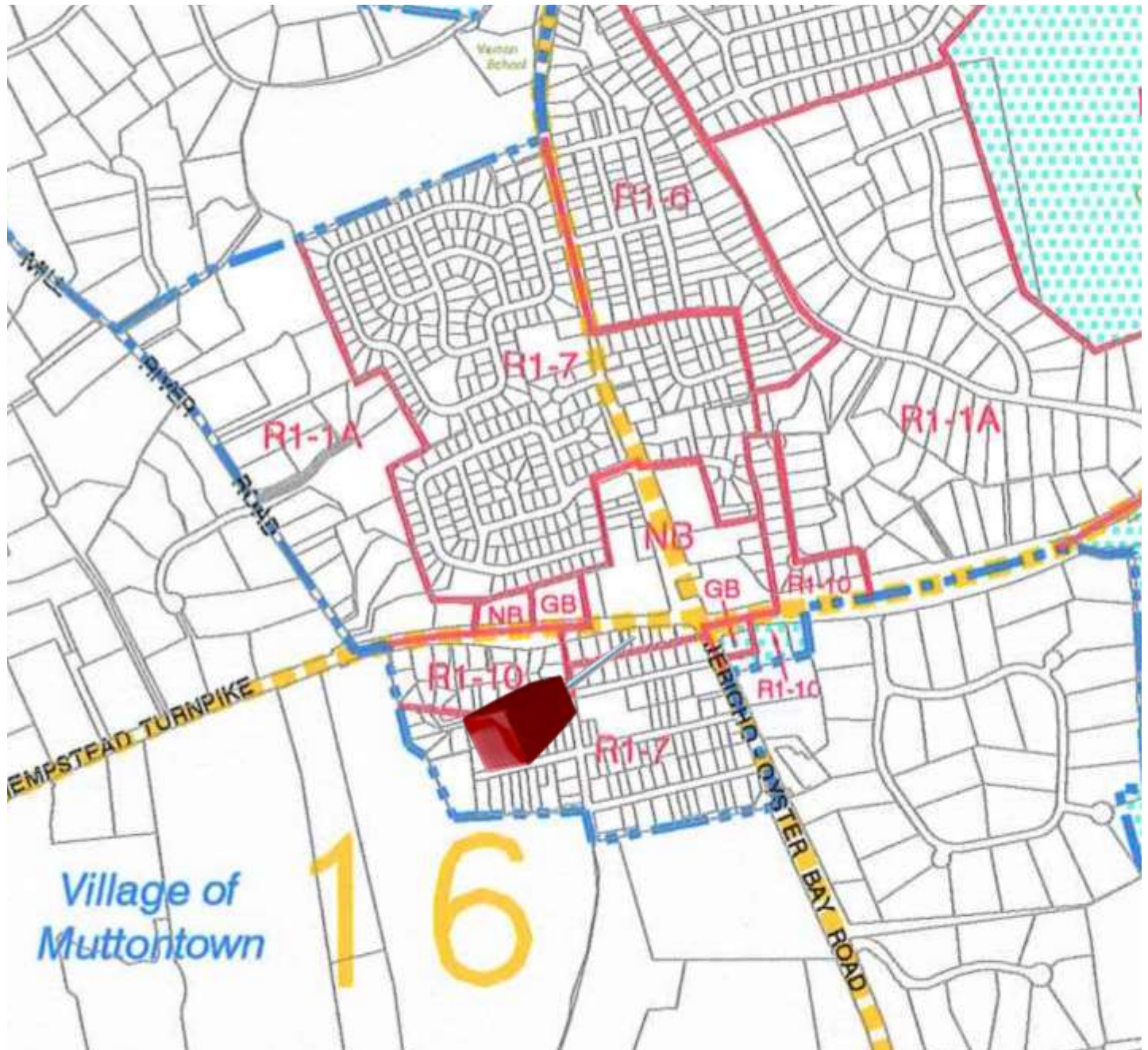
East Norwich is a [hamlet](#) and [census-designated place](#) (CDP) located within the town of [Oyster Bay](#) in [Nassau County, New York](#), United States. The population was 2,709 at the 2010 census. East Norwich was originally named Norwich, until the postal service requested the name change to eliminate confusion from the other [Norwich](#), in [Chenango County](#).





LANDMARK
www.landmark-realtor.com
REALTORS®

ZONING: General Business





Traffic Counts





LANDMARK
www.landmark-realtor.com
REALTORS®

DEMOGRAPHIC DATA



Population in 2010: 2,709.

Population change since 2000: +1.3%

Males: 1,383  (51.1%)

Females: 1,326  (48.9%)

Median resident age:  44.8 years

New York median age:  38.4 years

Zip codes: [11732](#).

Estimated median household income in 2016: \$145,768 (it was \$91,917 in 2000)

East Norwich:  \$145,768

NY:  \$62,909

Estimated per capita income in 2016: \$64,442 (it was \$36,910 in 2000)

[East Norwich CDP income, earnings, and wages data](#)

Estimated median house or condo value in 2016: \$653,472 (it was \$325,600 in 2000)

East Norwich:  \$653,472

NY:  \$302,400

Mean prices in 2016: all housing units: \$697,894; detached houses: \$680,904

Median gross rent in 2016: \$2,718.

March 2019 cost of living index in East Norwich: 158.4 (very high, U.S. average is 100)



DEMOGRAPHIC DATA

Income

\$65,020

Per capita income

more than 1.5 times the amount in the New York-Newark-Jersey City, NY-NJ-PA Metro Area: \$39,182

nearly double the amount in New York: \$35,752

\$150,208

Median household income

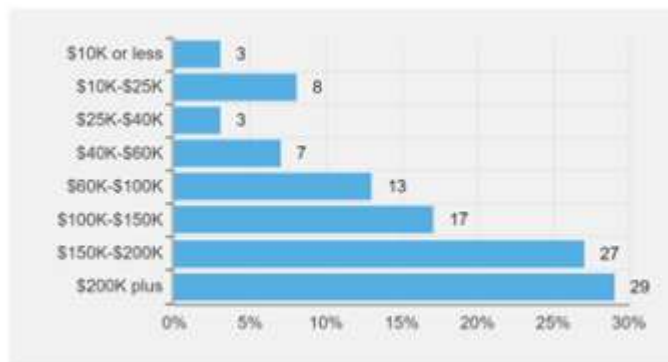
more than double the amount in the New York-Newark-Jersey City, NY-NJ-PA Metro Area: \$72,205

more than double the amount in New York: \$62,765

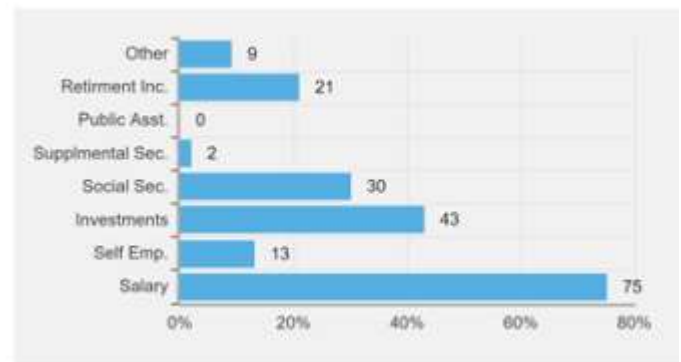
Household income



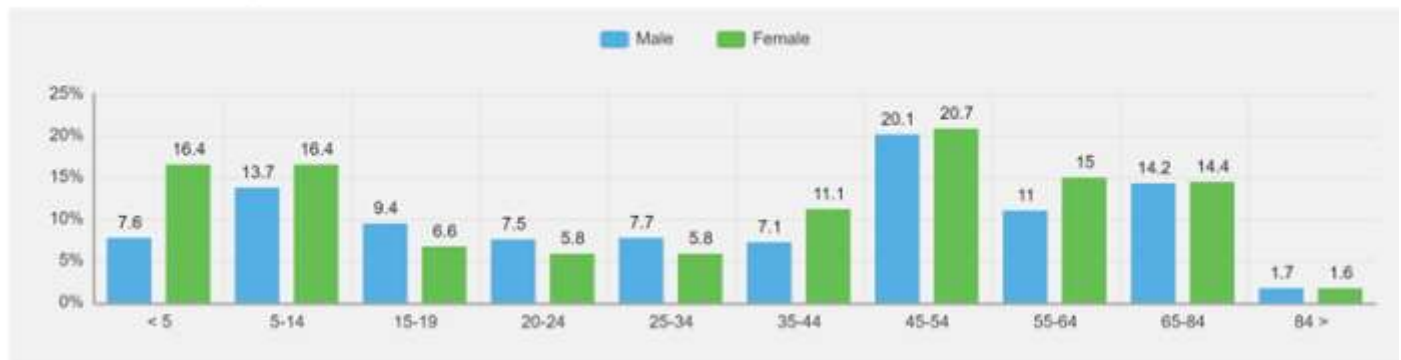
Household Income Distribution



Source Of Income

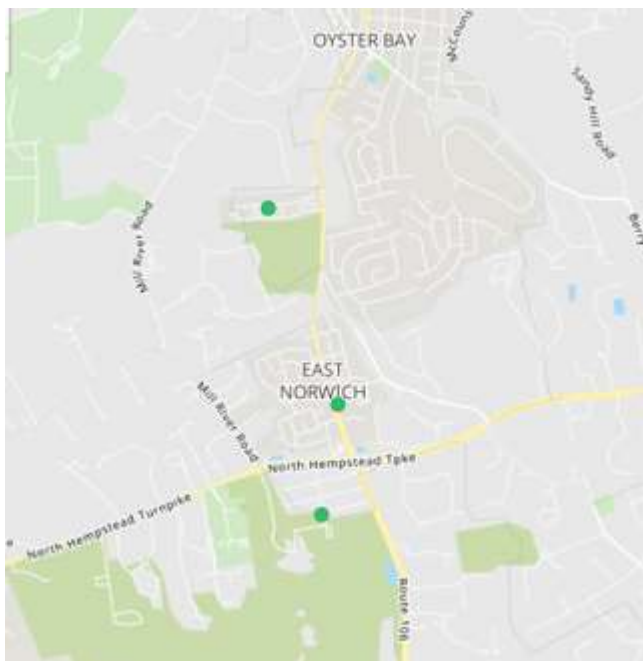


East Norwich Age Breakdown



East Norwich Population Breakdown By Race

Race	East Norwich	New York	National
White	95.36%	64.31%	73.35%
Black or African American	0.00%	15.60%	12.63%
Asian	2.06%	8.12%	5.22%
American Indian	0.00%	0.38%	0.82%
Native Hawaiian	0.00%	0.04%	0.18%
Mixed race	2.34%	2.93%	3.06%
Other race	0.24%	8.62%	4.75%



East Norwich Housing Information

Index	East Norwich	New York	National
Median home price	\$625,500	\$286,300	\$184,700
Median rent asked	\$2,667	\$1,159	\$949
Avg. people per household	2.6	2.6	2.6
Owner occupied households	97.2%	53.6%	63.6%
Renter occupied households	2.8%	46.4%	36.4%

Above, you will see a summary of real estate in East Norwich, NY. On average, homes in East Norwich, NY cost \$625,500, a value that is 118% higher than the average in New York. In general terms, this results in East Norwich, NY real estate being less affordable than New York real estate. On average, people who rent houses in East Norwich, NY pay \$2,667; this value is 130% higher than the average amount renters pay in New York. 97.2% of East Norwich, NY residents own their own homes and, on average, each of the homes has 2.6 occupants. East Norwich, NY real estate features a range of homes, which include everything from large houses to small condos to stacked townhomes. Accessing real estate listings and homes that are up for sale in East Norwich, NY is easy because in our search area shown above, we categorize real estate and homes based on location, price, and the number of bedrooms and bathrooms.

BROKER PROFILE

Gabor Karsai

Broker / Owner
Landmark Realtors, Inc.



Email: Karsai@aol.com

Web: www.Landmark-Realtor.com

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings

Profile:

Gabor has 20 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Gabor is past Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

Memberships:

Gabor is member of the Board of the
Long Island Commercial Network (LICN)
New York State Commercial Association of Realtors (NYSCAR)
National Association of Realtors (NAR),
Long Island Board of Realtors (LIBOR)
Mid-Florida MLS.

Associations:

Gabor is the Past President of the **Glen Cove Chamber of Commerce**.
He is the Charter President of the **Gold Coast Business Network** .
He is Past District Governor of Brooklyn, Queens and Nassau Counties for **Rotary International**.

BROKER PROFILE

Gabor Karsai

Broker / Owner



Recent Transactions:

- Retail lease of a Gas Station and Service Station in Locust Valley
- Land Sale of 9.11 acres development site in South Huntington
- Sale of a 6 family, three building complex in Bayville
- Sale of a 5,000 SF medical building in Glen Cove
- Office / Retail building: Complete lease-up three offices and a retail space in Glen Cove
- Industrial lease of 19,000 SF in Glen Cove
- Industrial lease of 16,000 SF in Glen Cove
- Industrial lease of 42,000 SF in Glen Cove
- Industrial lease of 2,500 SF in Glen Cove
- Industrial lease of 1,000 SF in Glen Cove
- Office lease 2,700 SF in Glen Cove
- Office Lease of 1,300 SF in Floral Park
- Office Lease 426 SF in Floral Park
- Office Lease 140 SF in Floral Park



Samples of Other Available Properties by Gabor Karsai

LANDMARK REALTORS OFFICE SPACE FOR LEASE

**110 Jericho Turnpike, Suite 101
Floral Park, NY 11001**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- 1,009 SF Office
- Flexible Terms
- Price \$24/SF Includes All On a Major Thoroughway Steps from public transportation: Bus Lines & Train
- Central Location
- Ample Parking, 24/7 Access

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all content information contained in this listing brochure. This information should always be obtained by Purchaser/Tenant's independent use of all property for any particular purpose. An electronic signature has been incorporated into this document. The broker has undertaken no responsibility to verify the accuracy of the information provided.

LANDMARK REALTORS FOR LEASE

**18-38 Garvies Point Road
Glen Cove, NY 11542**

- Industrial Space + Offices
- Price: Only \$8.28/SF Gross
- Total Available: 37,000SF
- Lot Size: 8.48 Acres
- Bldg. Size: 185,944 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all content information contained in this listing brochure. This information should always be obtained by Purchaser/Tenant's independent use of all property for any particular purpose. An electronic signature has been incorporated into this document. The broker has undertaken no responsibility to verify the accuracy of the information provided.

LANDMARK REALTORS FOR LEASE OFFICE SPACES

**480 Forest Avenue
Locust Valley, NY 11560**

- OFFICE SPACES AVAILABLE
- 6,200 SF at \$24/SF GROSS
- 3,200 SF at \$20/SF GROSS
- FURNISHED INSTANT OFFICES
- 44 UNITS: \$961 - \$2,600 Mo
- Building Size: 25,408 SF
- Two sub dividable floors
- 66 car parking lot
- Lot Size: 48,819 SF
- On major thoroughfare
- High Income Area
- 24/7 Access

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all content information contained in this listing brochure. This information should always be obtained by Purchaser/Tenant's independent use of all property for any particular purpose. An electronic signature has been incorporated into this document. The broker has undertaken no responsibility to verify the accuracy of the information provided.

LANDMARK REALTORS FOR LEASE

**1 Garvies Point Road
Glen Cove, NY 11542**

- 58,000 SF Industrial Space
- Includes 7,200 SF Offices
- Sub-Dividable
- Price: Only \$8.28/SF Modified Gross
- Lot Size: 6.34 Acres
- Bldg. Size: 60,000 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area
- Ground floor opportunity

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all content information contained in this listing brochure. This information should always be obtained by Purchaser/Tenant's independent use of all property for any particular purpose. An electronic signature has been incorporated into this document. The broker has undertaken no responsibility to verify the accuracy of the information provided.

LANDMARK REALTORS Call Gabor Karsai 516-359-8028

USER BUILDING FOR SALE

535 South Broadway Hicksville, NY 11801

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Asking Price: \$4,200,000
- Available to you as the owner/rent: 18,000 SF Retail/Wholesale AND/OR 9,000 SF Offices
- Building is now generating \$178,000 from the existing tenants. This helps offset expenses.
- Major Thoroughfare
- Over 20,000 Traffic Count
- Traffic Light Corner, High Visibility
- Ample Parking
- Central Location Close to Highways and Public Transportation
- Elevator Building with Elevators Access Security and 24/7 Access

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all content information contained in this listing brochure. This information should always be obtained by Purchaser/Tenant's independent use of all property for any particular purpose. An electronic signature has been incorporated into this document. The broker has undertaken no responsibility to verify the accuracy of the information provided.

LANDMARK REALTORS Call: Gabor Karsai 516-359-8028

FOR LEASE OR SALE

**3 School Street
Glen Cove, NY 11542**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- 500 SF Office for Lease
- Asking only \$1,100 Full Service
- Ample Free Parking in the attached covered parking garage
- Downtown Location
- 24/7 Access
- This is the most cost effective way to get into this Class A Building!

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all content information contained in this listing brochure. This information should always be obtained by Purchaser/Tenant's independent use of all property for any particular purpose. An electronic signature has been incorporated into this document. The broker has undertaken no responsibility to verify the accuracy of the information provided.

CONTACT INFORMATION



LANDMARK
www.Landmark-Realtor.com
REALTORS®



GABOR KARSAI
LICENSED REAL ESTATE BROKER
NEW YORK AND FLORIDA

Forest Executive Center
480 Forest Avenue
Locust Valley, NY 11560

Mobile: 516.359.8028
Fax: 516.671.8157
Email: karsai@aol.com

Disclaimer: Information contained herein is believed to be correct, but it is not warranted. Prospective purchaser is strongly encouraged to verify all information independently. This verification should include all information for purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources, including the seller/owner. The Broker has undertaken no independent investigation to verify the information provided.