FOR SALE
ASKING PRICE $2,300,000

433-439 ATLANTIC AVENUE

Oceanside, NY 11572 | **Long Island**

COMMERCIAL DEVELOPMENT OPPORTUNITY AT THREE-WAY TRAFFIC LIGHT INTERSECTION

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 **Half-Acre Commercial / Mixed-Use Development Site - Delivered Vacant**

#2 **150'+ of Frontage on Atlantic Avenue** with an average daily traffic count over 18,000

#3 **Located Adjacent to the Stop & Shop Shopping Center**

#4 **Surrounded by High-Credit Retailers** including Dollar Tree, P.C. Richard & Sons, and New York Sports Club

#5 **Situated at Three-Way Traffic-Light Intersection**

#6 **In Proximity to Woodcrest Oceanside-** a 230-unit apartment building built in 2022 on ~five acres of land

PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Address	433-439 Atlantic Avenue
Neighborhood	Oceanside
Town	Hempstead
Location	South side of Atlantic Avenue between Waverly Avenue & Nassau Road
Section	43
Block	379
Lot(s)	47, 48, 57

PROPERTY INFORMATION

Gross Lot SF	20,125 SF (approx.)
Lot Acreage	0.462 AC (approx.)

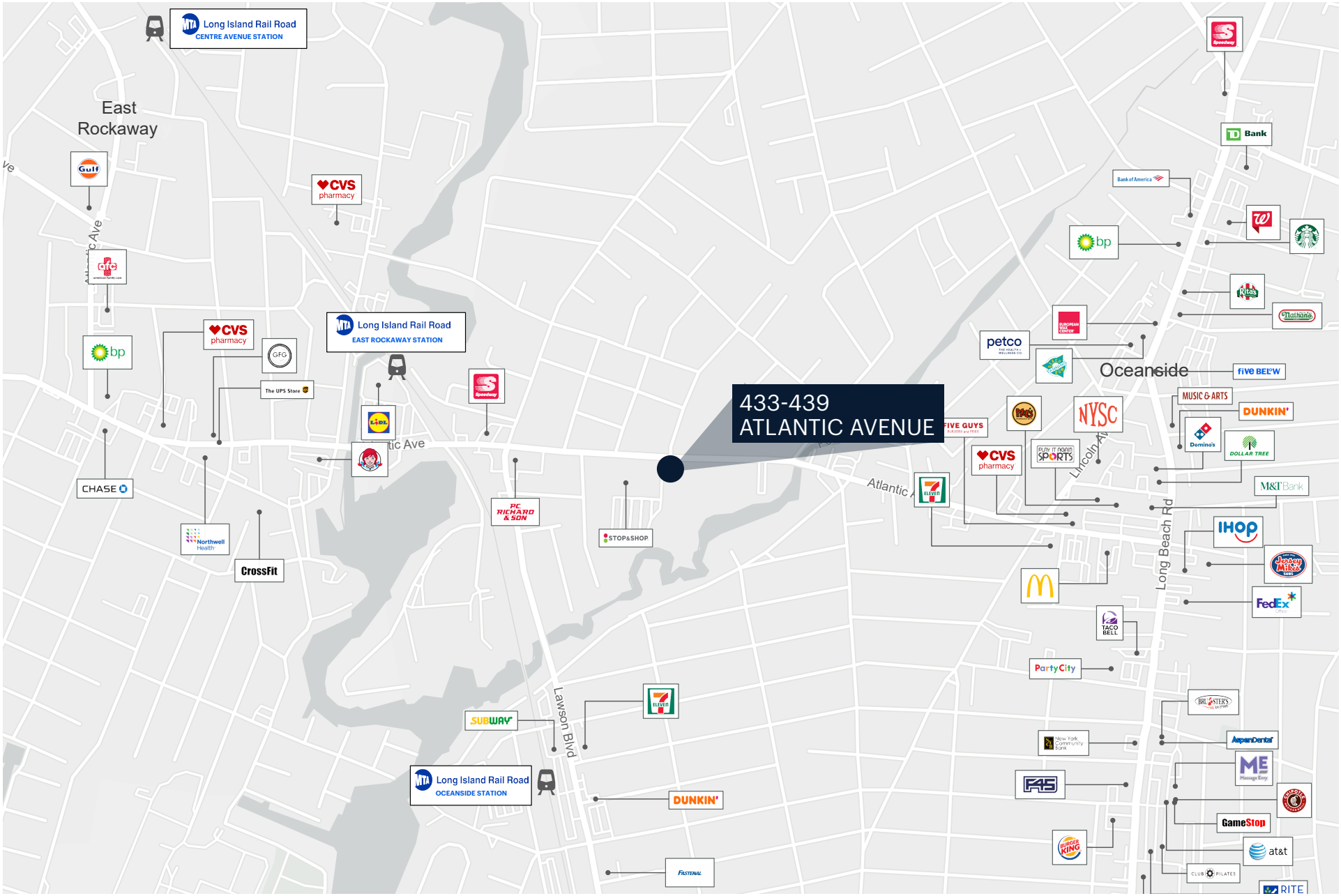
ZONING INFORMATION

Zoning	B - Residence Districts

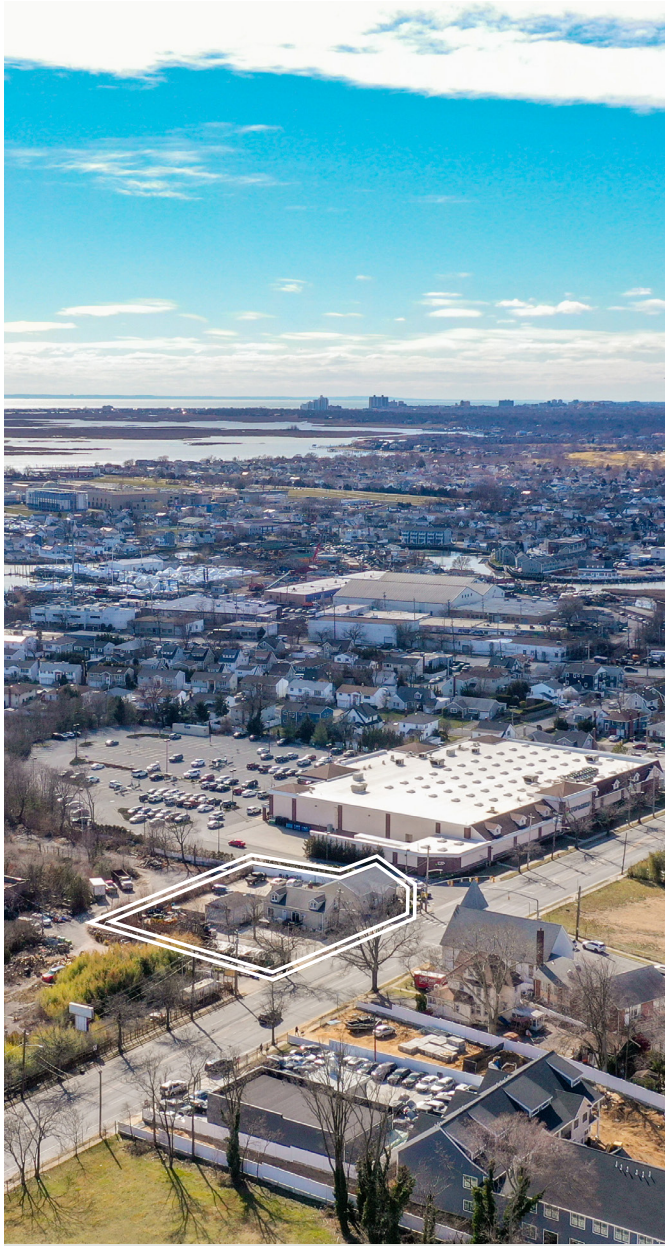
TAX INFORMATION

School Tax (2023)	$29,839
General Taxes (2023)	$22,795
Total Taxes (2023)	$52,634

RETAIL MAP


Long Island Rail Road
CENTRE AVENUE STATION
East Rockaway
Long Island Rail Road
EAST ROCKAWAY STATION
433-439
ATLANTIC AVENUE
Oceanside
Long Island Rail Road
OCEANSIDE STATION
Lawson Blvd
Long Beach Rd
Lincoln Ave
Atlantic Ave
CVS pharmacy
bp
Gulf
GFG
The UPS Store
LIDL
CHASE
Northwell Health
CrossFit
PC RICHARD & SON
STOP&SHOP
SUBWAY
DUNKIN'
Fastenal
TD Bank
Bank of America
petco
five BELOW
FIVE GUYS
NYSC
MUSIC & ARTS
Domino's
DOLLAR TREE
M&T Bank
IHOP
Jersey Mike's
FedEx
TACO BELL
Party City
BRUSTER'S
AspenDental
New York Community Bank
GameStop
at&t
CLUB PILATES
RITE

PROPERTY PHOTOS



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.