6850 NORTHERN BOULEVARD (ROUTE 25A)

Village of Oyster Bay Cove, NY 11791 | Nassau County





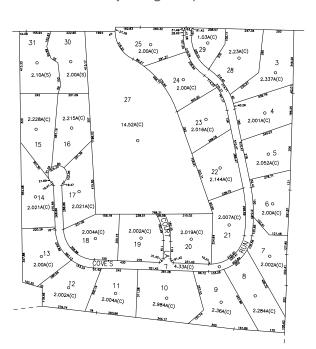
PROPERTY OVERVIEW

The subject property is a 14.56 acre lot, currently improved by a 14,430 square-foot colonial estate owned by the Orthodox Church in America.

The property is zoned for 2-acre lots and has potential for subdivision and development of up to six single-family homes, or continued use as a religious facility.

The site is located in the Village of Oyster Bay Cove and benefits from easy access on the south side of Route 25A, between Berry Hill Road and Split Rock Road.

The property is located in Syosset School District and benefits from close proximity to the Long Island Rail Road station and major highways.



PROPERTY SUMMARY

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Property Address	6850 Northern Boulevard (Route 25A)
Municipality	Village of Oyster Bay Cove
County	Nassau
Location	Located on the south side of Route 25A between Berry Hill Road and Split Rock Road
Section / Block / Lot	25 / 57 / 27
Property Type	Residential Development

PROPERTY INFORMATION

Lot SF	634,234 SF (approx.)
	14.56 acres

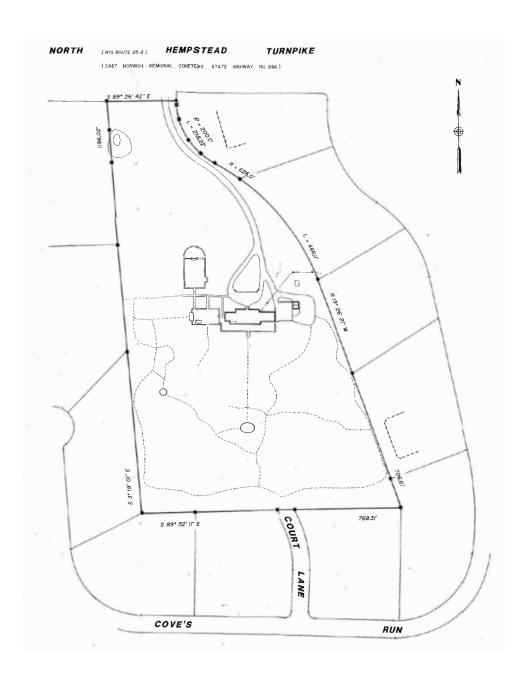
ZONING INFORMATION

Zoning	Residential A-1
Minimum Lot Area	2 acres

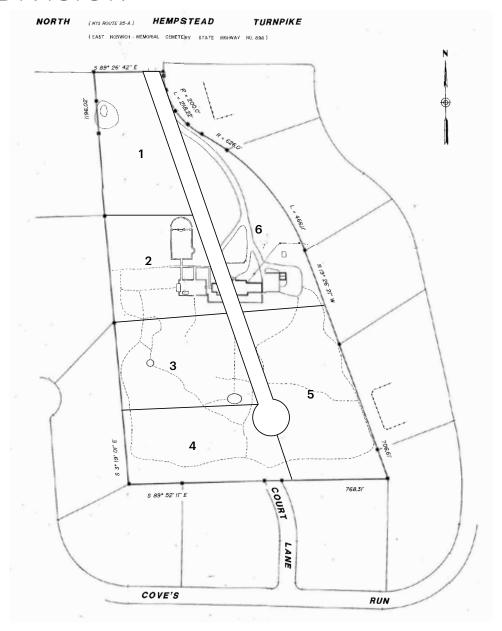
SITE AERIAL



SURVEY

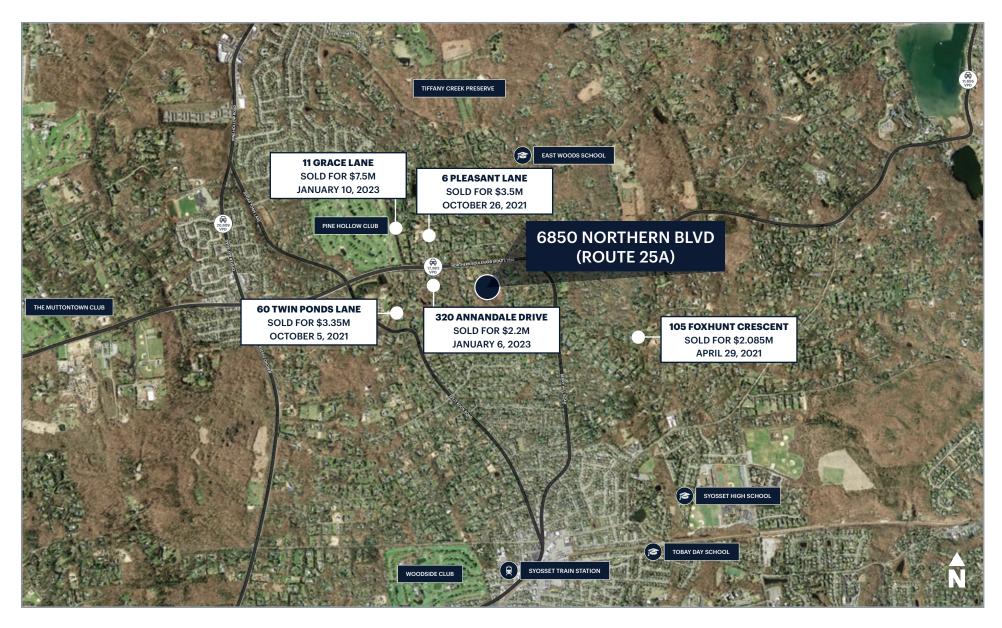


PROPOSED SUBDIVISION



^{*}Proposed lot divisions are for illustration purposes only.

AREA MAP



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	3,420	37,227	126,520
NUMBER OF HOUSEHOLDS	1,016	12,485	41,378
AVERAGE HOUSEHOLD INCOME	\$343,869	\$249,810	\$229,739

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

JON WINZELBERG

jwinzelberg@ripcony.com 516.933.8880

MARK KAPLAN

mkaplan@ripcony.com 516.933.8880

