



NAUTICAL MILE

COLLECTION

COLLECTION OF SIX BUILDINGS, 1.5 ACRES, & 430 FEET OF WATERFRONT FRONTAGE ALONG FREEPORT'S NAUTICAL MILE



NAUTICAL MILE PORTFOLIO

INVESTMENT HIGHLIGHTS



Generational 1.5 Acre Nautical Mile assemblage with 430' of waterfront frontage. Available for the first time in ~75 years.



Collection of six (6) buildings including two (2) restaurants/bars, one (1) fast-casual/takeaway restaurant, one (1) brewery + bar space, three (3) apartments, and two retail spaces.



18-Lot assemblage benefits from

+/- 100 fenced parking spaces, 65 boat slips, and the municipal parking lot directly next door.

ASKING PRICE \$6,850,000

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PORTFOLIO OVERVIEW

PROPERTY INFORMATION (APPROX.)

Property Address	153 Woodcleft Avenue	7 Woodcleft Avenue	165 Woodcleft Avenue	195A Woodcleft Avenue	160 Woodcleft Avenue	180 Woodcleft Avenue			
Village - Town	Village of Freeport - Town of Hempstead								
Section	62	62	62	62	62	62			
Block	177	177	174	175	174	175			
Lots	140, 143, 341	60, 61, 62, 63, 64	144, 147, 346	348	7, 242, 272, 273	337, 338			
Lot Dimensions	100' x 65'	100' x 65'	100' x 65'	130' x 50'	205' x 140'	120' x 105'			
Lot Sq Ft	6,500	6,500	5,000	6,500	27,300	12,600			
Total Lot Sq Ft	65,400	-	-	-	-	-			
Total Waterfront Frontage	430'	-	-	-	-	-			

BUILDING INFORMATION (APPROX.)

Total Property Taxes	\$164,621					
Annual Property Tax (23/24)	\$21,966	\$11,309	\$17,328	\$55,080	\$31,675	\$27,263
Zoning	Marine Industrial (I)					
Number of Parking Spots	-	-	-	-	-	-
Number of Boat Slips	-	65	-	-	-	-
Commercial Units	1	-	2	2	1	1
Residential Units	-	-	1	2	-	-
Number of Buildings	1	0	1	2	1	1
Total Building SF	20,512					
Building Sq Ft	2,408	-	2,646	6,578	1,680	7,200
Year Built / Last Altered	2013	-	1930	1930	1958	1959
Stories	1	-	2	2	1	1

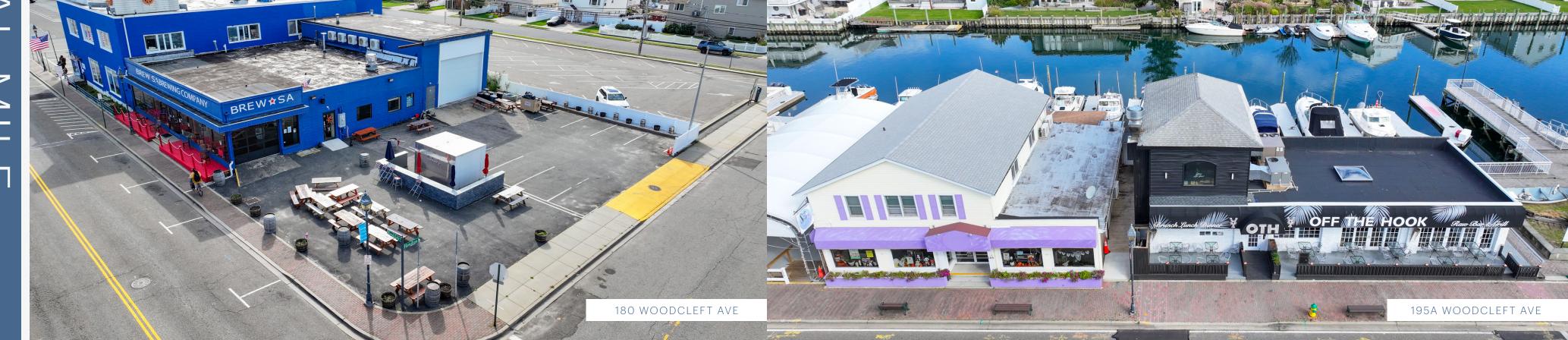
PORTFOLIO SUMMARY

Total Residential Units	3
Total Number of Boat Slips + Jet Ski Slips	65
Total Commercial Units	7
Total Number of Parking Spots	100 +/-











ASKING PRICE \$6,850,000

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