

RIPCO  
INVESTMENT SALES



## 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.**



**18-Lot assemblage benefits from +/- 100 fenced parking spaces, 65 boat slips, and the municipal parking lot directly next door.**



**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.**

**ASKING PRICE \$6,850,000**

**DOWNLOAD PRINCIPAL NDA**

**DOWNLOAD BROKER NDA**

# 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	<b>65,400</b>	-	-	-	-	-
Total Waterfront Frontage	<b>430'</b>	-	-	-	-	-

## BUILDING INFORMATION (APPROX.)

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

## 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 +/-



153 WOODCLEFT AVE



165 WOODCLEFT AVE



160 WOODCLEFT AVE



7 WOODCLEFT AVE



180 WOODCLEFT AVE



195A WOODCLEFT AVE



# NAUTICAL MILE

COLLECTION

**ASKING PRICE \$6,850,000**

## CONTACT EXCLUSIVE AGENTS

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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.