

FOR SALE

116 COUNTY COURT HOUSE ROAD

Garden City Park
6,500 SQUARE FEET



ROTTER REALTY CORP.

PRICE REDUCTION

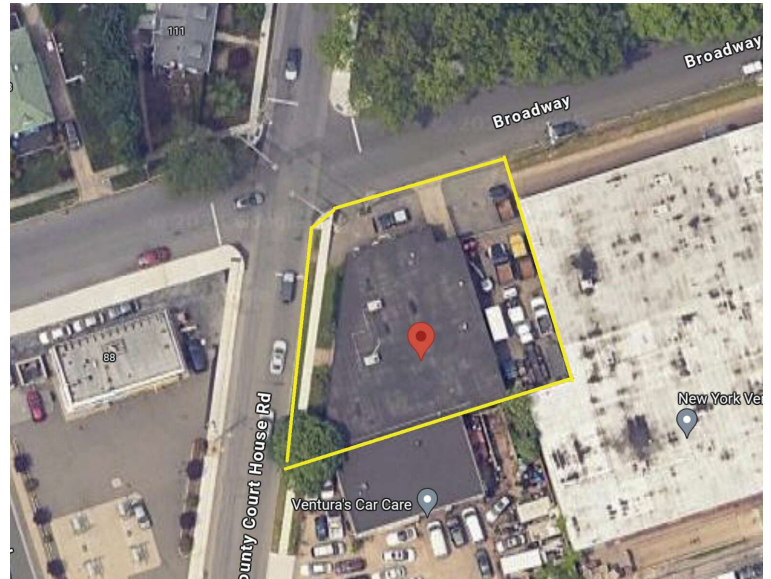


116 COUNTY COURT HOUSE ROAD, GARDEN CITY PARK

FOR SALE \$2,295,000 ~~-\$2,395,000~~

PROPERTY DETAILS

BUILDING SIZE: +- 6,500 SF
LOT SIZE: .26 ACRES
OFFICE SPACE: +- 1,500SF
CEILING HEIGHT: 14' CLEAR
LOADING: 1 DRIVE IN DOOR (10X10)
POWER: 400 AMPS
AIR CONDITIONED: FULLY
SPRINKLERED: FULLY
RE TAXES: 50,223.02
(Currently being grieved)



All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are appropriate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available

ROTTER REALTY CORP.

66 Mineola Ave. #445, Roslyn Heights, NY 11577

T 516.399.2538 ~ C 917.881.4769

Email: Dave@RotterRealtycorp.com

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PROPERTY HIGHLIGHTS:

- SECURE/ FENCED/ LIT YARD AREA
- WALKING DISTANCE TO LIRR MERILLON AVE STATION
- LESS THAN 3 MILES FROM QUEENS BORDER
- EASY ACCESS TO ALL POINTS EAST AND WEST ON LONG ISLAND & NYC

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

David M. Rotter, Licensed Real Estate Broker

President

Direct: (917) 881-4769

Dave@RotterRealtycorp.com

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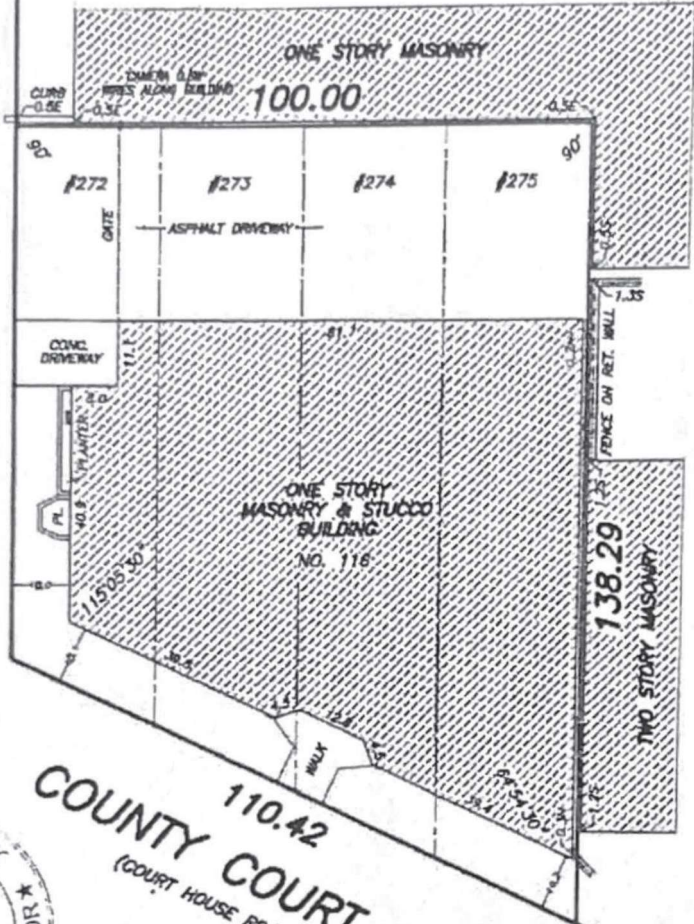
MAP OF PROPERTY SITUATED IN GARDEN CITY PARK NASSAU COUNTY, N.Y.

TAX SECT.: 33 TAX BLOCK: 150 TAX LOT(S): 272 TO 275 INCL.



BROADWAY

91.46



110.42
COUNTY COURT HOUSE ROAD
(COURT HOUSE RD.) (COUNTY COURT HOUSE AVE.)



LOTS 272 TO 275 INCL ON
"MAP NO. ONE OF GARDEN CITY IMPROVEMENT CO."
FILED JULY 12, 1892 Q.Co. #896 N.Co. #152 CASE #1384
SCALE: 1"=25'

UPDATED MARCH 11, 2025
SURVEYED: AUGUST 21, 2024

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUCCESSOR OWNERS. FENCE OFFSETS TAKEN AT POSTS. ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. RIGHT OF WAY AND/OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED. OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

CERTIFIED TO: TA-28333-N
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE AMERICA LAND SERVICES, INC.
PEAPACK PRIVATE BANK & TRUST, ITS SUCCESSORS
AND/OR ASSIGNS/ATIMA
118 COUNTY REALTY LLC

Empire State Land Surveyor, P.C.
Frank L. Galluzzo Professional Land Surveyor
Records of Albert A. Bianco - Barry M. Fahrer - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland - Vandewater & Lapp
Robert E. Carlin - William J. Daly - Fransen & Manttari - Carter B. Harris
Francis J. Hickey - William K. Morse - Luéwig Riemenschneider
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