

Joseph Albano
Douglas Elliman Real Estate
joseph.albano@elliman.com
Ph:



146 E 2nd Street, Mineola, New York 11501, Nassau County

Listing

MLS#: **1025104** Prop Type: **Commercial Sale** Price: **\$1,600,000**
Status: **Active** Sub Type: **Office** DOM/CDOM: **1 / 1**
Recent: **07/13/2026 : New Listing**

City/Township: **North Hempstead** County: **Nassau County**
Post Offc/Town: **Mineola** Manhattan Section:
Yr Built: **1954** Stories in Bldg:
Property Cond: Building Area Total Sqft: **4,200 Public Records**
Building Name: Acre(s): **0.15**
Waterfront: **No** Lot Size SqFt: **6,500**
Business Type: **Construction/Contract Professional/Office** Business Name:

Public Remarks

GREAT BUILDING - LENDS ITSELF TO MULTIPLE USES CURRENTLY SET UP A PROFESSIONAL OFFICE, WITH A WAITING AREA, SEVERAL OFFICE SUITES, ONE LARGE OFFICE OPEN AREA TO BE USED AS DESIRED, CONFERENCE ROOM, EMPLOYEES WORKING KITCHEN. AND MORE IDEAL FOR OWNER-USER OR HOLD THE BUILDING AS INVESTMENT

Improvement Remarks

ALL REMODELLED HIGH-END CONTRACTION

Interior Features

Basement: **No** Elevator:

Exterior Features

Parking: **6**
Construction: **Block, Brick**
Pool: Sprinkler System: **Yes** # of Buildings:

Systems & Utilities

Cooling: **Central Air** Sewer: **Public Sewer**
Heating: **Electric, Natural Gas** Water: **Public**
Cable Connected, Electricity Connected,
Utilities: **Natural Gas Connected, Phone Connected,** Water/Sewer Expense:
Sewer Connected, Trash Collection Public,
Electric Co: **PSEG** Other Equip:

Property/Tax/Legal

Tax ID#: **2223-09-301-00-0023-0** Taxes Annual: **\$23,185** Tax Year: **2024**
Permitted Uses: Assessed Value: **\$3,943** Tax Source:
Building Class: Build To Suit: Investment Prop: **Yes**
Property Attchd: **No** # of Lots:

Agent/Broker Info

List Office: **Douglas Elliman Real Estate (DERE23)** List Agent: **Joseph Albano (795)**
Office Phone: **516-354-6500** Contact #: **joseph.albano@elliman.com**
Co List Off: **Douglas Elliman Real Estate (DERE23)** Co List Agt: **Monica U. Altmann E-PRO RSPS SFR (1271)**
Co List Off Ph: **516-354-6500** Co LA Cont #: **516-578-6861**
LA Email: **Monica.Altmann@elliman.com**

Showing

Showing Rqmts: **24 Hour Notice** Showing Contact Ph: **5164769641**
Showing Instructions: **MONDAY - FRIDAY 9AM - 6PM WITH 24 HR. NOTICE** Showing Contact 2 Ph: **516-578-6861**

Listing/Contract Info

Seller to Consider Concession: **No** Concession Amount Considered: Negot Thru: **Listing Agent**
List Date: **07/10/2026** CDOM: **1** Owner Name: **Ms Nassau Realty Llc**
On Market Date: **07/13/2026** Expiration Date: **07/10/2027**
Contract Date: Contract Price:
Listing Agreement: **Exclusive Agency** Orig List Price: **\$1,600,000** \$/SqFt: **\$380.95**
Special Listing Conditions: **None**
Agent Only Remarks: **GREAT BUILDING - LENDS ITSELF TO MULTIPLE USES CURRENTLY SET UP A PROFESSIONAL OFFICE, WITH A WAITING AREA, SEVERAL OFFICE SUITES, ONE LARGE OFFICE OPEN AREA TO BE USED AS DESIRED, CONFERENCE ROOM, EMPLOYEES WORKING KITCHEN. AND MORE IDEAL FOR OWNER-USER OR HOLD THE BUILDING AS INVESTMENT**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

Tax

Owner Information

[Data Currency](#)

Owner Name:	Ms Nassau Realty Llc	Tax Billing Address:	146 E 2nd St
Tax Billing City & State:	Mineola Ny	Tax Billing Zip:	11501
Tax Billing Zip+4:	3506	Owner Occupied:	O

Location Information

County:	Nassau	Municipality:	Mineola
School District:	Mineola	Zip Code Property:	11501
Census Tract:	303700	Carrier Route:	C005
Subdivision:	Mineola Manor	Section:	9-301
Waterfront Influence:	COMMERCIAL/INDUSTRIAL	Spatial Flood Zone Code:	X
Spatial Flood Panel:	36059C0210G	Spatial Flood Zone Date:	09/11/2009

Tax Information

SWIS:	282223	Block:	301
Lot:	23	% Improved:	63
APN:	<u>2223-09-301-00-0023-0</u>	Parcel ID:	09301 00230
Total Tax, Less Exemptions, Plus Relevy:		Annual Tax:	\$23,185
County/Township Tax:	\$4,737.71		
School Tax:	\$18,447.01		
Legal Description:	23-25		

Assessment & Taxes

Assessment Year	2025	2023	2022
Assessed Value - Total	\$3,943	\$3,943	\$3,943
Assessed Value - Land	\$1,463	\$1,463	\$1,463
Assessed Value - Improved	\$2,480	\$2,480	\$2,480
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$394,260	\$394,260	\$394,260
Market Value - Land	\$146,250	\$146,250	\$146,250
Market Value - Improved	\$248,010	\$248,010	\$248,010
Tax Year	2024	2023	2022
*Total Tax	\$23,184.72	\$23,415.45	\$24,690.52
Change (\$)	-\$231	-\$1,275	
Change (%)	-1%	-5%	

*Indicates amount includes exemptions and/or re-levis

Jurisdiction	Tax Amount	Tax Type
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Characteristics

Land Use -CoreLogic:	Office Building	Lot Frontage:	65
Lot Depth:	100	Lot Acres:	0.149
Lot St Ft:	6,500	Lot Shape:	1
Building Sq Ft:	4,200	Building Width:	0
Building Depth:	0	Quality of Site:	001
Water:	PUBLIC	Sewer:	Public Service
Garage Capacity:	0	Year Built:	1954
Topography:	FLAT/LEVEL		

Building Description	Building Size
PAVING ASPHALT PARKING	1,900

Sell Score

The Sell Score indicates the relative likelihood a property will be listed for sale in the next 6 months.

Properties with a Very High Sell Score (831+) represent the top 5% of properties most likely to sell and are 2.6 times more likely to sell than the average property.

Properties with a Moderate to High Sell Score (502-830) are more likely to sell than the average property.
Properties with a Very Low to Low Sell Score (0-501) are less likely to sell than the average property.
Very High (831 - 1000)
High (625 - 830)
Moderate (502 - 624)
Low (354 - 501)
Very Low (0 - 353)

Photos

History

Listing History from MLS

List Agt: [Joseph Albano](#)

MLS#: [1025104](#)

Office

[146 E 2nd St Mineola 11501](#)

List Off: [Douglas Elliman Real Estate](#)

Stat: **Active**

Orig: **\$1,600,000**

List: **\$1,600,000**

Effective Dt

Change Type

Prev -> New

DOM

Modified By

07/10/2026

New Listing

->ACT

1

795

List Agt: [Nicholas Evangelista](#)

MLS#: [911038](#)

Office

[146 E 2nd St Mineola 11501](#)

List Off: [Ny Space Finders Inc](#)

Stat: **Canceled**

Orig: **\$3,500**

List: **\$3,500**

Effective Dt

Change Type

Prev -> New

DOM

Modified By

07/13/2026

Canceled

ACT->CAN

305

225727

09/09/2025

New Listing

->ACT

225727

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Document Type	Buyer Name(s)	Seller Name(s)	Title Company	Doc. #
05/16/12	04/13/12		Y	Deed (Reg)	146 E 2nd Street Llc	Anton Angela	Commonwealth Land Title Ins	12828-837
05/16/00	05/01/00		Y	Grant Deed	Anton Angela	Anton Karl V Jr		11204-99
06/14/91	05/07/91	\$419,500		Deed (Reg)	Royal Van Son Of America Inc	Van Son Holland Ink Corp Ameri		10138-119
		\$86,000		Deed (Reg)				8901-254

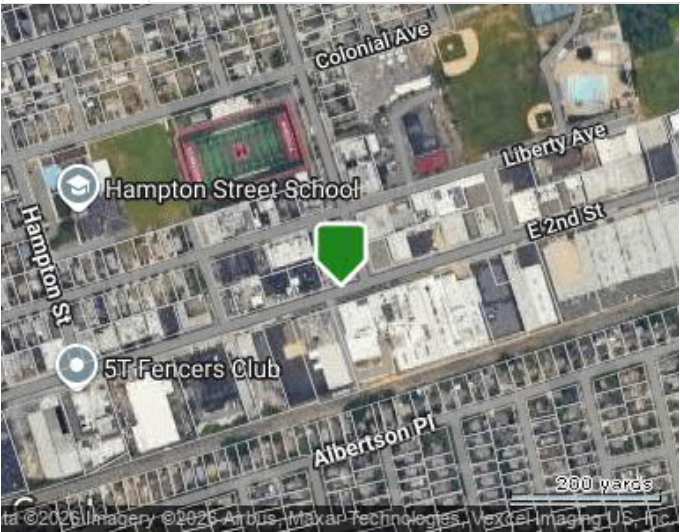
Mortgage History

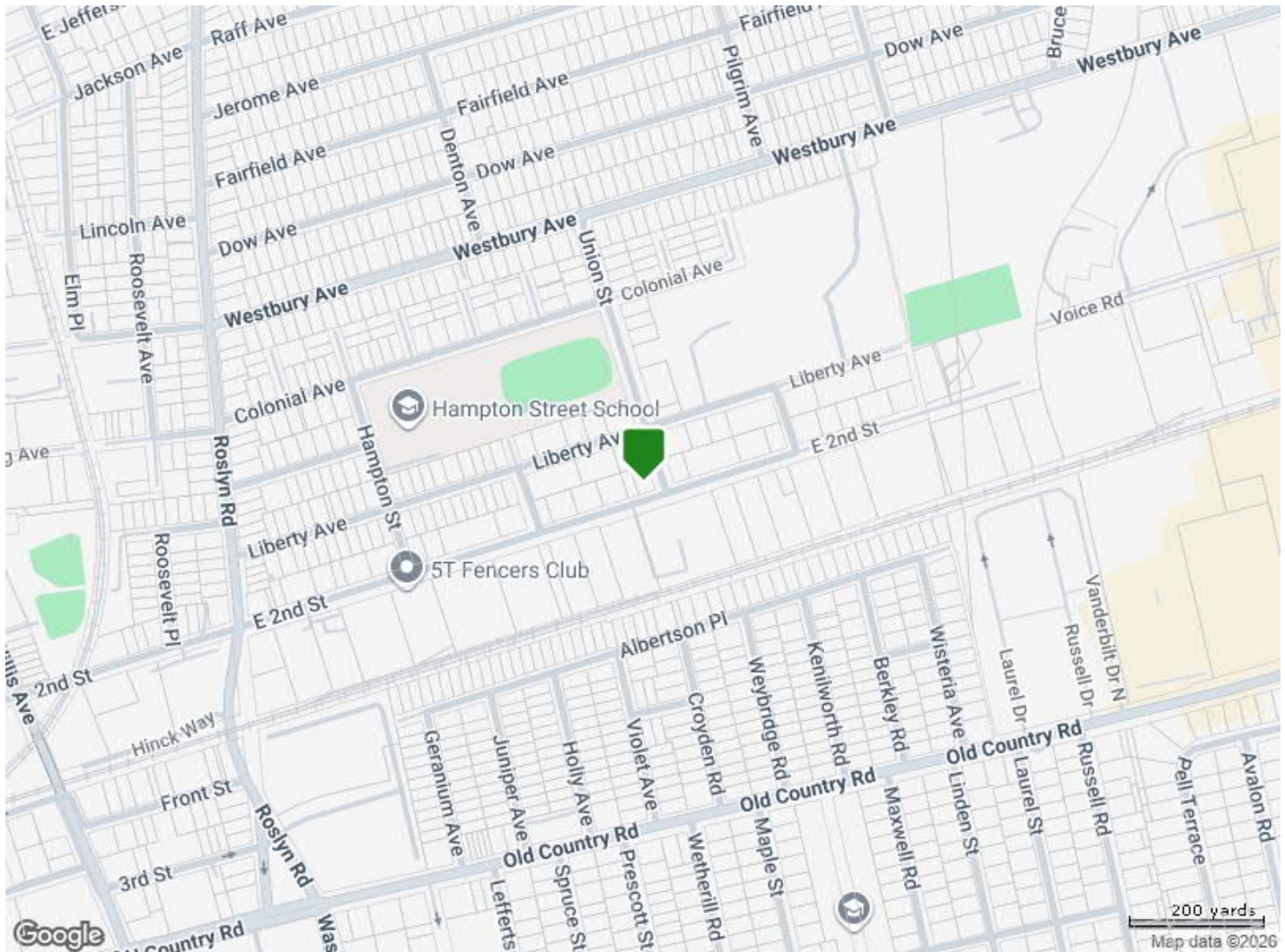
Date	Amount	Mrtg Lender	Mortgage Type	Mortgage Code	Borrower Name	Borrower 2	Term	Int Rate	Rate Type	Title Company
06/25/24	\$3,700,000		VA		Ms Nassau Realty Llc	Sharma Mohan & Mohan L				

Foreclosure History

LIS PENDENS						
Document Type:	LIS PENDENS		Book Number:	001306	Original Doc Date:	06/25/2024
Default Date:			Page Number:	000304	Original Document #:	38445
Foreclosure Filing Dt:			Default Amount:		Original Book/Page:	047581000340
Recording Date:	01/22/2026		Final Judgement Amt:		Lien Type:	MTG
Document Number:	9508					

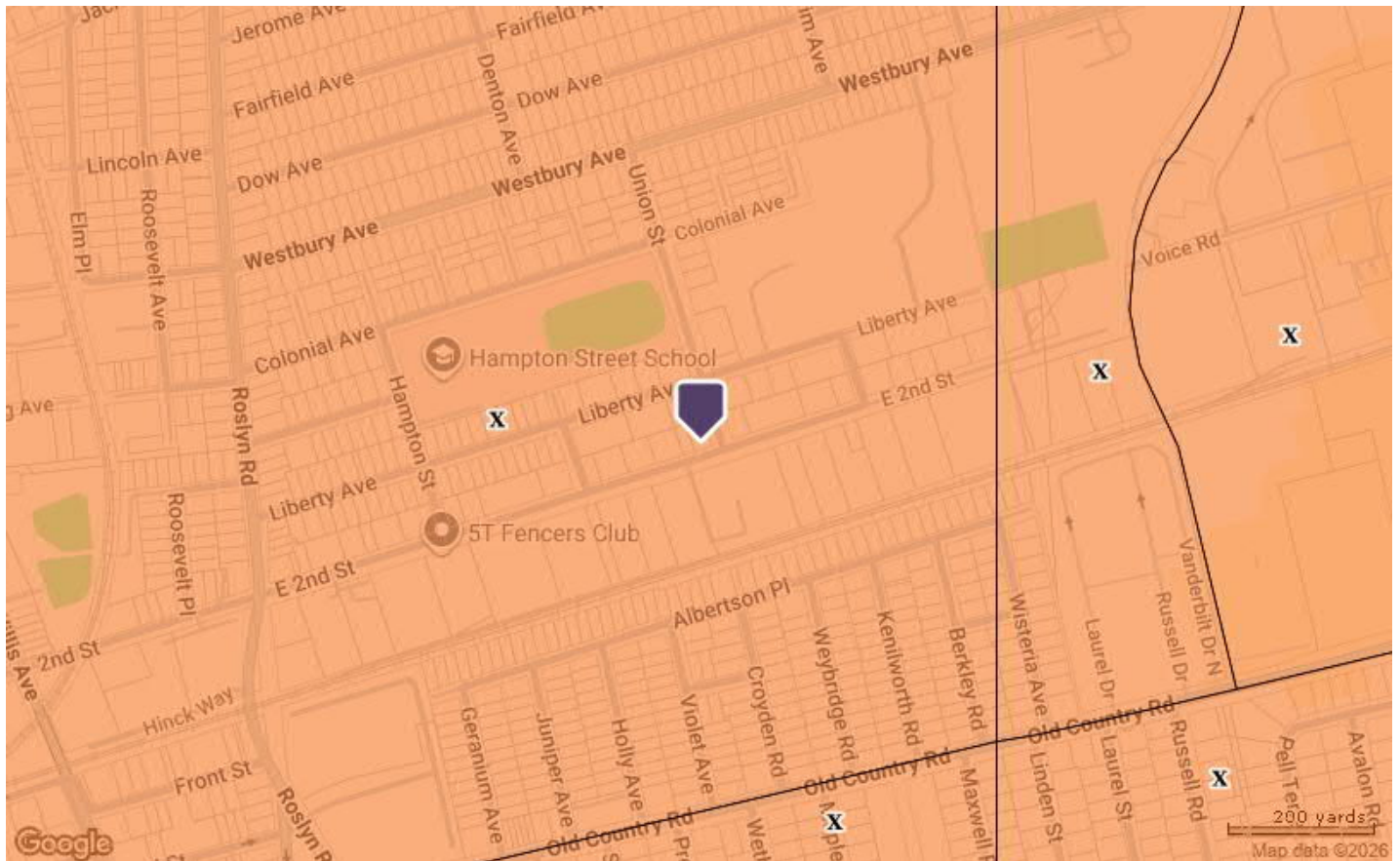
Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	09/11/2009	Within 250 feet of Multiple Flood Zone:	No
Flood Zone Panel:	36059C0210G	Flood Community Name:	MINEOLA
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



■ Coastal 100-Year Floodway ■ Coastal 100-year Floodplain ■ 100-year Floodway ■ 100-year Floodplain
■ Undetermined ■ 500-year Floodplain incl. levee protected area ■ Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Foreclosure

Foreclosure Summary

Document Type:	LIS PENDENS	Foreclosure Recording Date:	01/22/2026 12:00:00 AM
Document Number:	000000009508	Foreclosure Indicator:	PRE-FORECLOSURE
Defendant 1:	UTB-UNITED TECHNOLOGY INC	Defendant 2:	MS NASSAU REALTY LLC
Buyer Mail City Name:	Mineola	Buyer Mail Address:	146 E 2nd St
Attorney Name:	Moritt Hock & Hamroff LLP	Plaintiff 1:	DIME CMNTY BK
Case #:	601399/2026	Attorney Phone:	5168732000
Trustee Address:	146 E 2nd St	Trustee City Name:	Mineola
Trustee State:	NY	Trustee Zip Code:	11501
Foreclosure Indicator:	PRE-FORECLOSURE		
Owner Name (LN FN):	Ms Nassau Realty Llc	Tax Billing Address:	146 E 2nd St
Mail Address City Name:	Mineola		

Mortgage Information

Original Mortgage Recording or Sale Date:	06/25/2024	Original Mortgage Document Number:	38445
Original Mortgage Book/Page Number:	047581-000340	Title Company Name:	Attorney Only

Foreclosure History

LIS PENDENS			
Document Type:	LIS PENDENS	Book Number:	001306
Default Date:		Page Number:	000304
Foreclosure Filing Dt:		Default Amount:	
Recording Date:	01/22/2026	Final Judgement Amt:	
Document Number:	9508	Original Doc Date:	06/25/2024
		Original Document #:	38445
		Original Book/Page:	047581000340
		Lien Type:	MTG

Search Criteria

List Agent Key Numeric is 326241946

Co List Agent is 326241946

Status is one of 'Incomplete', 'Active', 'Pending', 'Temp Off Market'

Status is 'Withdrawn'

Off Market Date is 01/01/2011 12:00 AM+

Selected 1 of 4 results.