



COMMERCIAL

1040 NORTHERN BLVD ROSLYN NY 11577

Free Standing Retail Building w/Basement C-1 Zone

FOR: SALE/LEASE

Strategically located on NORTHERN BLVD-Next AMERICANA SHOPPING



Located in Heart of HEAVY TRAVELLED NORTHERN BLVD

Prime High End Location, A Free Standing Retail Space for SALE/LEASE on Heavily traveled Northern Blvd (Route 25A) at the famed Miracle Mile in the town of Roslyn- Directly Next to town of Manhasset. Surrounded by prestigious retailers **Americana Shopping Center** (<https://www.americanamanhasset.com/>).

Excellent Opportunity for Retail use and or New Development. Property is being offered for sale along with the Free Standing Building next door (1038 Northern Blvd) . Directly Next to **Chevrolet** and Across from **Aston Martin** and **McLaren** Dealership. Surrounded by National Retailer/Tenants. Staggering traffic counts ranging from 33,000(+/-) cars per day

-ASKING LEASE: \$10,000. NNN

-Asking for SALE: \$2,875,000.

-Total Approx. Interior Square Footage: 4100 (1st floor 2100 + Basement 2000)

-Approx. Frontage 33' Feet Wide

-2 Bathrooms total- 1 on each floor

-Approx. Ceiling height 11-12 feet

-Lot Size: 3500

-Year Built: 1947

-Gas Heat

-Development Notes: May be possibly developed into 3 level building as high 35' finished elevation and underground parking- But Not Guaranteed- Contact Village of Roslyn Estates for more info 516-621-3541

*Note if interested to purchase- it must be sold with 1038 Northern (building next door)

*All info must be verified independently

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