

# BANKRUPTCY AUCTION

(Subject to Bankruptcy Court Approval)

## Income Producing Commercial Properties

Stalking Horse Offers Being Considered Now!

### 41-49 Forest Avenue, Glen Cove, NY

#### Bldg. 1: Single Story Day Care Center

Gross Building Area: 10,206± SF

Year Built: 1998

Lease Terms: Exp Date: Aug. 2025

- Renewal option: one 5-year option

#### Bldg. 2: Retail Building

Gross Building Area: 24,040+ SF

- 10,770± SF leasable building area
- 10,770± SF basement storage space
- 2,500± SF mezzanine space

Year Built: 2022

Vacant | Under Construction

#### Land Parcel Details

Land: 1.9± acres

Zoning: B-3 (Shopping Center District)

Frontage: 241± feet on Forest Ave

Average Daily Traffic Count: 18,004

Location Highlights – Within 0.25 miles

#### MAIN GLEN COVE THOROUGHFARE

**Retail & Restaurants:** CVS, 7-11, Mavis Discount Tire, Advance Auto Parts, Walgreens, King Kullen, and Northwell Health Urgent Care, plus local stores, restaurants and businesses



Tax Map Aerial Image is Prior the New Construction of 41 Forest Ave.

Additional Information – [www.Keen-Summit.com/Current-Opportunities](http://www.Keen-Summit.com/Current-Opportunities)



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