

BANKRUPTCY AUCTION

(Subject to Bankruptcy Court Approval)

Income Producing Commercial Properties

BID DEADLINE: JULY 29 | AUCTION: AUGUST 1
Stalking Horse: \$4,600,000 | Minimum Overbid: \$4,790,000

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)

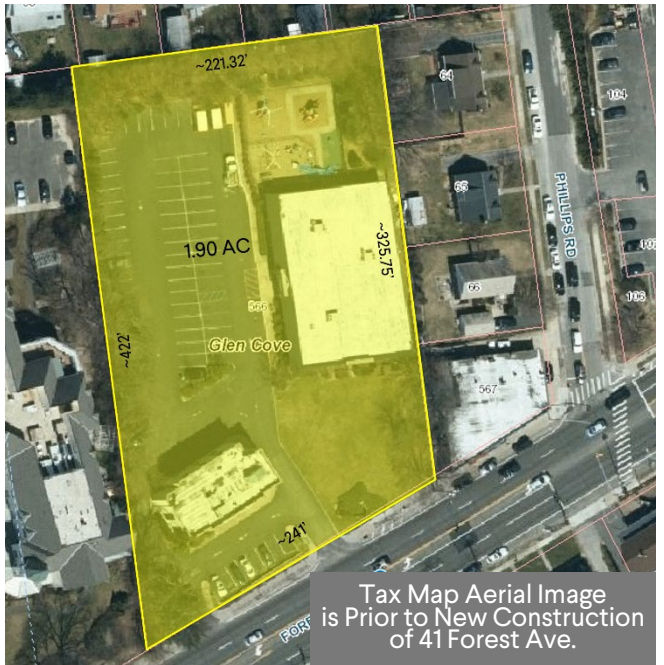
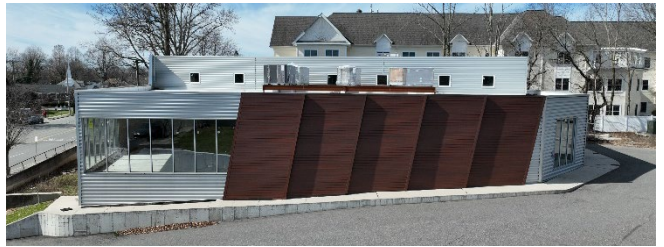
Frontage: 241± feet on Forest Ave

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



Additional Information – www.Keen-Summit.com/Current-Opportunities



646-381-9222 | www.Keen-Summit.com

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