

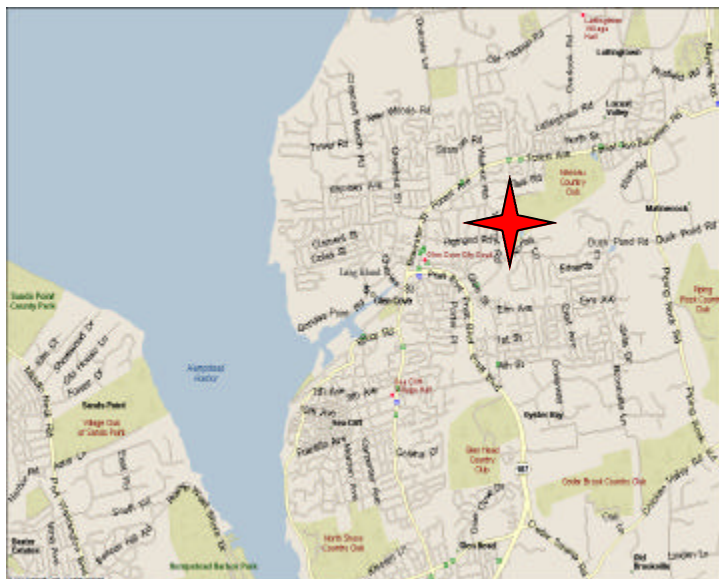


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Investment Property FOR SALE

149 Glen Street
Glen Cove, NY 11542

WWW.LANDMARKBROCHURES.HOMESTEAD.COM



- Approx. 5,000 SF Restaurant
- New Kitchen, 88 indoor, 55 outdoor seats
- Approx. 5,000 SF Retail Space
- Sale price \$1,800,000
- Lot Size Approx. 1/2 Acres
- Bldg. Size: Approx. 10,000 SF
- Zoning: B1 Business
- Central Location
- Great Visibility
- Traffic light corner

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



PROPERTY INDICATORS

- Sect: 23, Block: 11, Lot: 135 & 136
- Zoning: B1 Central Commercial District
- Lot Size Approximately 1/2 Acres
- Traffic Light Corner
- Major Thoroughfare
- Downtown Location
- Existing Building Size: 10,000 SF
- Year Built: 1810
- Asking only \$1,800,000
- Current Taxes: \$57,030.23

Restaurant Description

- Restaurant with fully renovated new kitchen
- Beautifully decorated indoor rooms for private parties large and small
- Seating for 88 indoors
- Outdoor patio seats 55
- Great location

Property Description

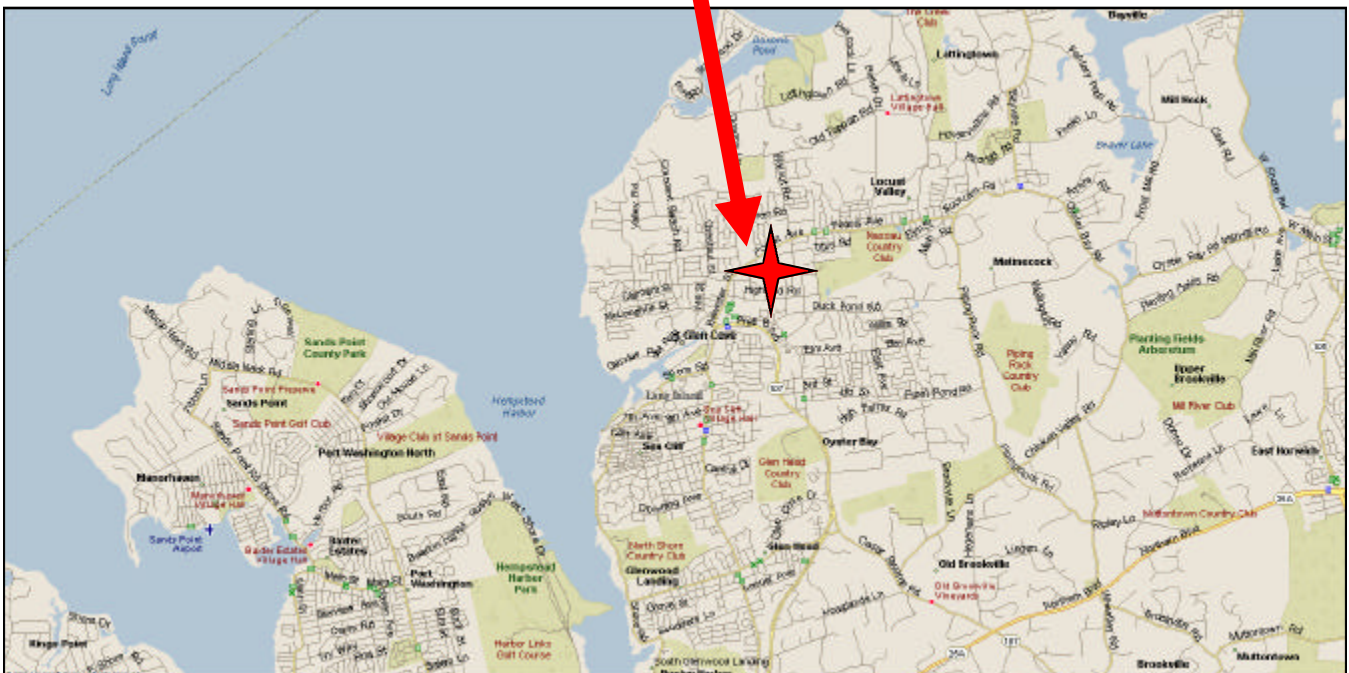
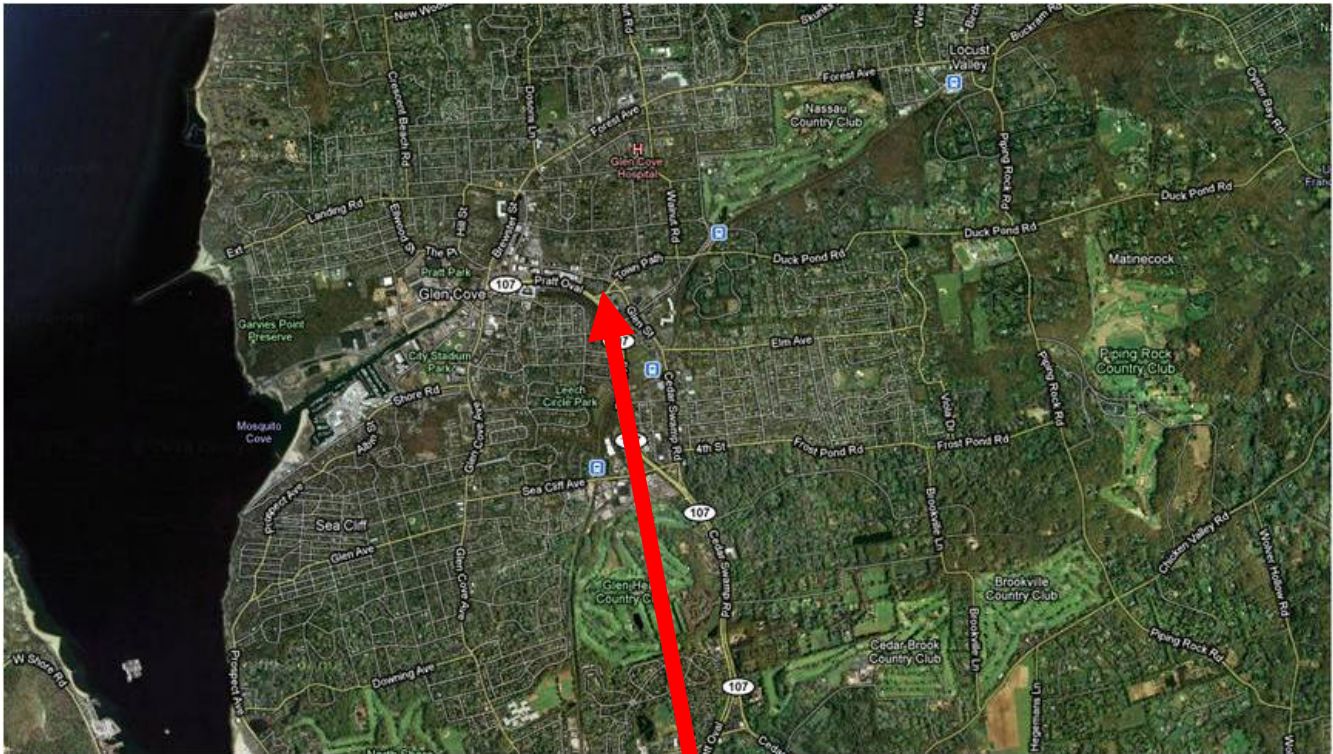
- Upstairs Leased Retail Store
- Separate Entrance
- Signage
- Ample parking in lot



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AERIAL PHOTO & MAP

The Heart of Long Islands Gold Coast



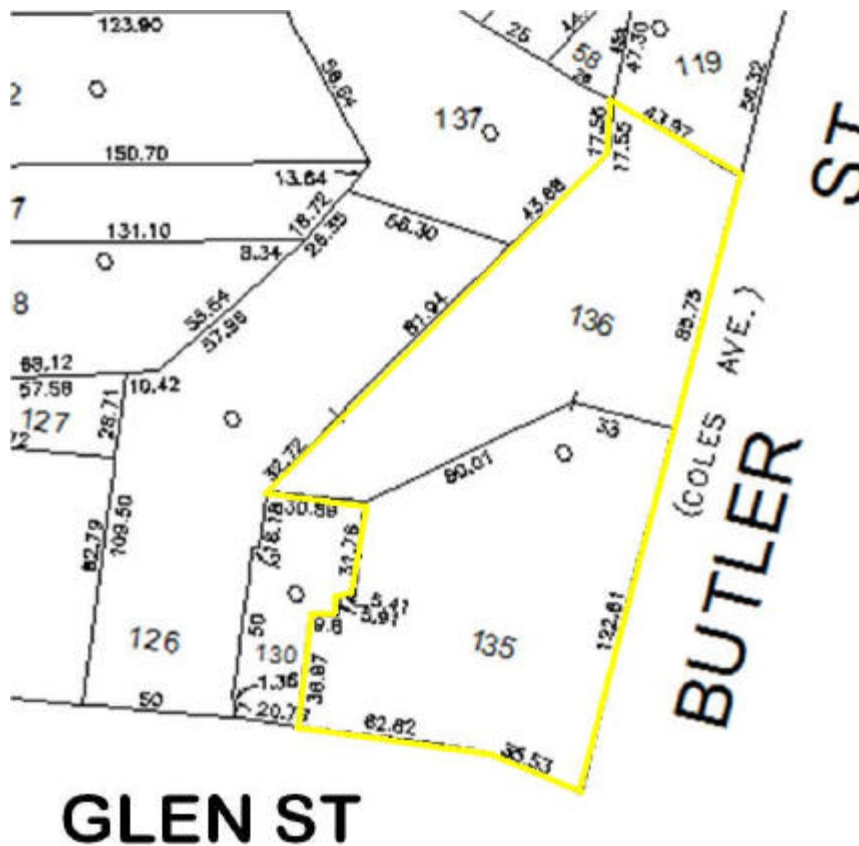


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TAX MAP / SURVEY





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Restaurant

PHOTOGRAPHS





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Seats 88 / Patio 55

PHOTOGRAPHS





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Kitchen / HVAC

PHOTOGRAPHS



A newly renovated restaurant in this landmark “1810” building services eating areas seating 88 patrons indoors and 55 at an outdoor patio in quaint downtown Glen Cove.



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Clothing Store

PHOTOGRAPHS



The approximate 5,000 SF upstairs rental income retail clothing store has separate entrance, signage and ample parking. This property is at highly visible traffic light corner in Glen Cove.



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BIRD'S EYE VIEW

The property is situated in the Central Commercial District. Surrounded by shopping centers in a major revitalization state, on a highly foot trafficked corner in Glen Cove.





Overview

Glen Cove is a city in Nassau County, New York on the North Shore of Long Island. As of the United States 2000 Census, the city population was 26,622. The Mayor is Mr. Ralph V. Suozzi, cousin of former Nassau County Executive Thomas Suozzi. Part of the early 20th century Gold Coast of the North Shore, Glen Cove has a diverse population. Glen Cove is one of the only two cities in Nassau County. See more here: www.GlenCove-LI.com

Ferry Service

Glen Cove will have a new ferry service to Manhattan and other important locations. More here: <http://www.glencoveferry.org>

Waterfront Development

A new major 860 unit Waterfront Development is approved in September, 2008 by the IDA/CDA. This development is part of a Master Plan in the final stages of its approval.

Empire Zone Designation Means Tax Credits!

The Subject Property is located within a Nassau County designated Empire Zone.

For more information on the tax benefits of Empire Zones please call:
Evette-Becket Tuggle at 516-572-1928

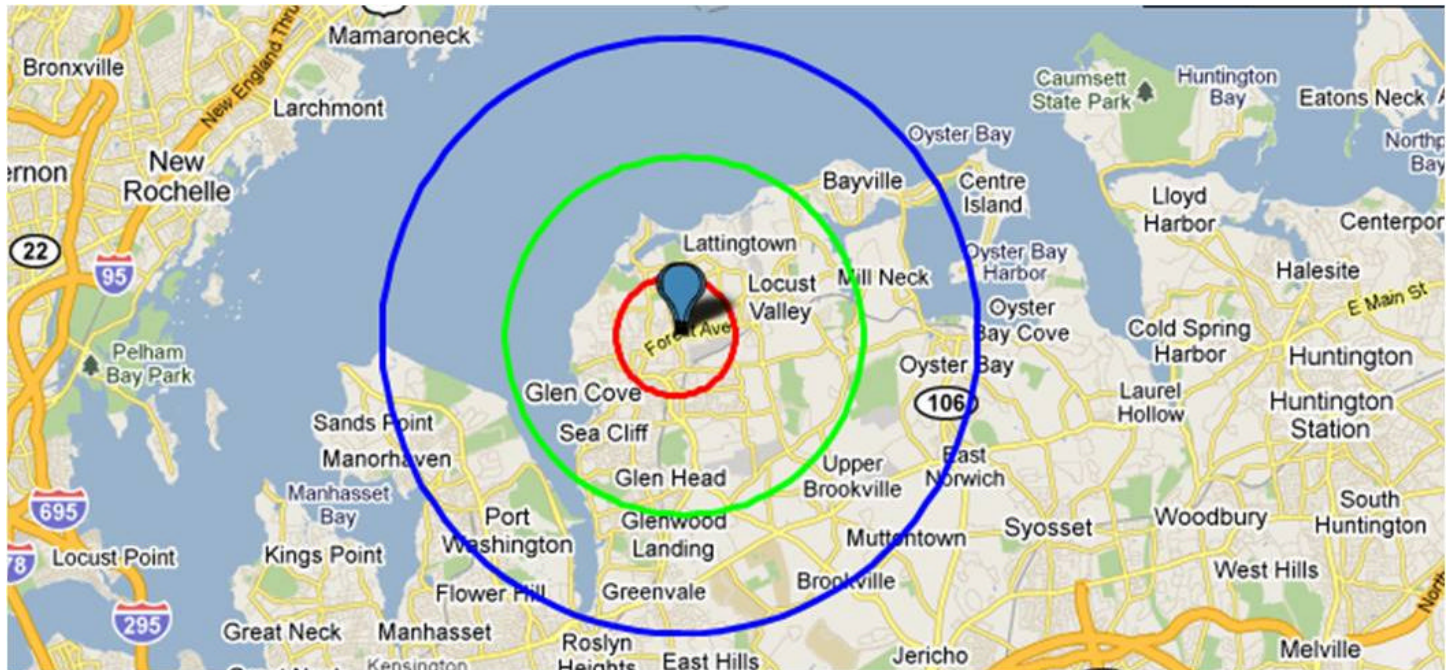


GLEN COVE ZONING





DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

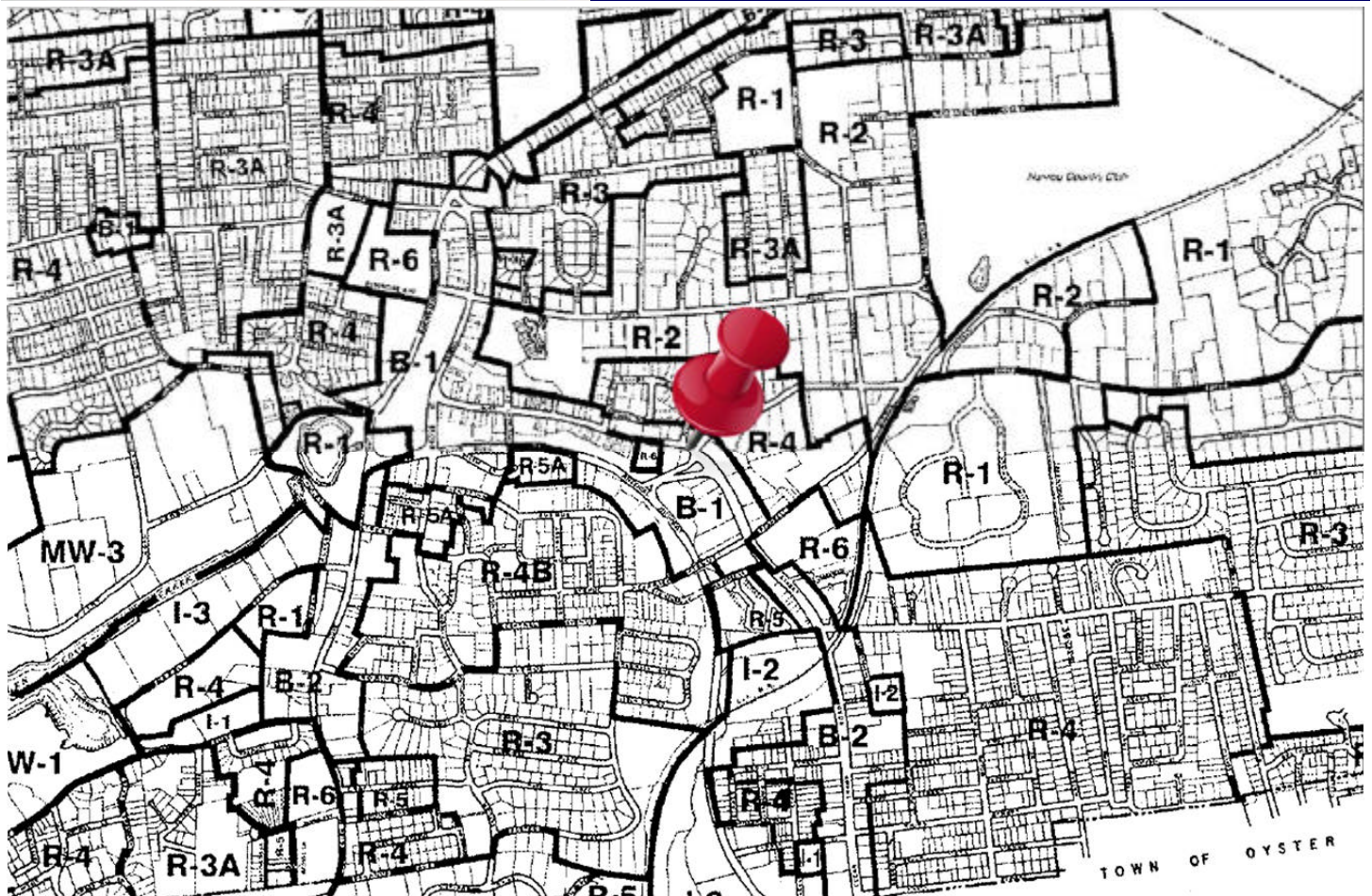
<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	14,814	5,639	\$38,566	\$ 101,314
3 MILES	51,534	68,153	\$51,160	\$ 137,979
5 MILES	106,340	194,888	\$64,090	\$ 174,059

SAMPLE DRIVING DISTANCES

Glen Cove Public Library	.3 Miles
Glen Cove Town Square	.4 Miles
Long Island Railroad @ Glen Cove	1.0 Miles
Burns Ave Bus Stop	1.2 Miles
RT 25A Northern Blvd.	4.1 Miles
Long Island Expressway RT 495	6.0 Miles
Jones Beach State Park	20.0 Miles
Manhattan	22.0 Miles



AREA ZONING B1



The purpose of the B-1 Central Commercial District is to legitimize, support and preserve the central commercial district in Glen Cove and help preserve the sense of place associated with the District. By establishing this District, the City intends to encourage a wide range of uses that reflects the importance of downtown as a well-designed, pedestrian-friendly, community-wide business, government, entertainment center with uses that service the entire community and surrounding area.

Permitted principal uses. The following uses shall be permitted, providing that such uses shall be located in fully enclosed structures: Apparel and shoe stores, Sporting good stores, Pharmacies, Music, book and stationary stores, Office supply stores, Camera sales and repair, Professional dry-cleaning and laundry drop-off and pick-up service, Formal wear and costume rental, Hardware stores and small household appliance sales and service, Computer sales and service, Jewelry stores, jewelry repair and watch repair., Antique stores, Arts and craft supply stores, Florist shops with no outdoor storage, not to exceed 2,500 square feet of floor space., Art galleries, Photography studios, Graphic art or commercial art studios, Shoe repair, Professional and business offices, Travel agencies, Real estate and real estate brokers offices, Financial institutions, excluding drive-through, Government offices, Professional tailors, Custom printing shops



DEMOGRAPHIC DATA

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	7,307	24,926	51,500
2008 Female Population	7,507	26,608	54,840
% 2008 Male Population	49.32%	48.37%	48.43%
% 2008 Female Population	50.68%	51.63%	51.57%
2008 Total Adult Population	11,621	40,727	83,156
2008 Total Daytime Population	13,444	48,612	106,050
2008 Total Daytime Work Population	6,596	23,634	55,388
2008 Median Age Total Population	38	41	41
2008 Median Age Adult Population	45	48	48
2008 Age 0-5	1,102	3,652	7,654
2008 Age 6-13	1,355	4,738	10,316
2008 Age 14-17	737	2,417	5,215
2008 Age 18-20	558	1,693	4,166
2008 Age 21-24	839	2,357	4,857
2008 Age 25-29	1,042	2,808	5,018
2008 Age 30-34	958	2,846	5,349
2008 Age 35-39	1,029	3,311	6,657
2008 Age 40-44	1,172	4,052	8,487
2008 Age 45-49	1,128	3,994	8,633
2008 Age 50-54	989	3,721	8,241
2008 Age 55-59	986	3,784	8,050
2008 Age 60-64	692	2,926	6,269
2008 Age 65-69	530	2,155	4,389
2008 Age 70-74	472	1,888	3,717
2008 Age 75-79	400	1,792	3,264
2008 Age 80-84	404	1,650	2,946
2008 Age 85+	422	1,749	3,113
% 2008 Age 0-5	7.44%	7.09%	7.20%
% 2008 Age 6-13	9.15%	9.19%	9.70%
% 2008 Age 14-17	4.97%	4.69%	4.90%
% 2008 Age 18-20	3.77%	3.29%	3.92%
% 2008 Age 21-24	5.66%	4.57%	4.57%
% 2008 Age 25-29	7.03%	5.45%	4.72%
% 2008 Age 30-34	6.47%	5.52%	5.03%
% 2008 Age 35-39	6.95%	6.43%	6.26%
% 2008 Age 40-44	7.91%	7.86%	7.98%
% 2008 Age 45-49	7.61%	7.75%	8.12%
% 2008 Age 50-54	6.68%	7.22%	7.75%
% 2008 Age 55-59	6.66%	7.34%	7.57%
% 2008 Age 60-64	4.67%	5.68%	5.90%
% 2008 Age 65-69	3.58%	4.18%	4.13%
% 2008 Age 70-74	3.19%	3.66%	3.50%



DEMOGRAPHIC DATA

% 2008 Age 75-79	2.70%	3.48%	3.07%
% 2008 Age 80-84	2.73%	3.20%	2.77%
% 2008 Age 85+	2.85%	3.39%	2.93%
2008 White Population	10,171	40,702	84,896
2008 Black Population	1,782	2,911	4,459
2008 Asian/Hawaiian/Pacific Islander	576	3,025	8,866
2008 American Indian/Alaska Native	54	95	138
2008 Other Population (Incl 2+ Races)	2,231	4,801	7,982
2008 Hispanic Population	4,063	8,700	13,784
2008 Non-Hispanic Population	10,751	42,834	92,557
% 2008 White Population	68.66%	78.98%	79.83%
% 2008 Black Population	12.03%	5.65%	4.19%
% 2008 Asian/Hawaiian/Pacific Islander	3.89%	5.87%	8.34%
% 2008 American Indian/Alaska Native	0.36%	0.18%	0.13%
% 2008 Other Population (Incl 2+ Races)	15.06%	9.32%	7.51%
% 2008 Hispanic Population	27.43%	16.88%	12.96%
% 2008 Non-Hispanic Population	72.57%	83.12%	87.04%
2000 Non-Hispanic White	9,366	39,261	84,189
2000 Non-Hispanic Black	1,578	2,554	3,535
2000 Non-Hispanic Amer Indian/Alaska Native	24	48	102
2000 Non-Hispanic Asian	422	1,803	5,970
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	9	19
2000 Non-Hispanic Some Other Race	11	49	129
2000 Non-Hispanic Two or More Races	192	602	1,371
% 2000 Non-Hispanic White	80.79%	88.57%	88.33%
% 2000 Non-Hispanic Black	13.61%	5.76%	3.71%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.21%	0.11%	0.11%
% 2000 Non-Hispanic Asian	3.64%	4.07%	6.26%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.02%
% 2000 Non-Hispanic Some Other Race	0.09%	0.11%	0.14%
% 2000 Non-Hispanic Two or More Races	1.66%	1.36%	1.44%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	14,814	51,534	106,340
2008 Total Households	5,639	19,108	39,155
Population Change 1990-2008	1,121	3,476	4,462
Household Change 1990-2008	531	2,027	3,661
% Population Change 1990-2008	8.19%	7.23%	4.38%
% Household Change 1990-2008	10.40%	11.87%	10.31%
Population Change 2000-2008	-425	-249	-333
Household Change 2000-2008	-30	565	1,686
% Population Change 2000-2008	-2.79%	-0.48%	-0.31%
% Households Change 2000-2008	-0.53%	3.05%	4.50%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	5,798	19,054	38,586



DEMOGRAPHIC DATA

2000 Occupied Housing Units	5,642	18,526	37,464
2000 Owner Occupied Housing Units	2,988	12,705	27,438
2000 Renter Occupied Housing Units	2,654	5,821	10,026
2000 Vacant Housing Units	156	528	1,123
% 2000 Occupied Housing Units	97.31%	97.23%	97.09%
% 2000 Owner Occupied Housing Units	51.54%	66.68%	71.11%
% 2000 Renter Occupied Housing Units	45.77%	30.55%	25.98%
% 2000 Vacant Housing Units	2.69%	2.77%	2.91%

Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$75,777	\$87,033	\$101,838
2008 Per Capita Income	\$38,566	\$51,160	\$64,090
2008 Average Household Income	\$101,314	\$137,979	\$174,059
2008 Household Income < \$10,000	219	539	1,035
2008 Household Income \$10,000-\$14,999	169	421	823
2008 Household Income \$15,000-\$19,999	222	616	1,079
2008 Household Income \$20,000-\$24,999	197	616	1,050
2008 Household Income \$25,000-\$29,999	185	470	781
2008 Household Income \$30,000-\$34,999	138	429	831
2008 Household Income \$35,000-\$39,999	258	682	1,103
2008 Household Income \$40,000-\$44,999	148	597	977
2008 Household Income \$45,000-\$49,999	216	581	975
2008 Household Income \$50,000-\$59,999	340	1,040	1,707
2008 Household Income \$60,000-\$74,999	687	1,821	2,782
2008 Household Income \$75,000-\$99,999	1,286	3,619	6,130
2008 Household Income \$100,000-\$124,999	683	2,277	4,146
2008 Household Income \$125,000-\$149,999	398	1,953	3,884
2008 Household Income \$150,000-\$199,999	260	1,436	3,741
2008 Household Income \$200,000-\$249,999	75	662	3,376
2008 Household Income \$250,000-\$499,999	154	1,290	4,327
2008 Household Income \$500,000+	3	59	409
2008 Household Income \$200,000+	232	2,012	8,112
% 2008 Household Income < \$10,000	3.88%	2.82%	2.64%
% 2008 Household Income \$10,000-\$14,999	3.00%	2.20%	2.10%
% 2008 Household Income \$15,000-\$19,999	3.94%	3.22%	2.76%
% 2008 Household Income \$20,000-\$24,999	3.49%	3.22%	2.68%
% 2008 Household Income \$25,000-\$29,999	3.28%	2.46%	1.99%
% 2008 Household Income \$30,000-\$34,999	2.45%	2.25%	2.12%
% 2008 Household Income \$35,000-\$39,999	4.58%	3.57%	2.82%
% 2008 Household Income \$40,000-\$44,999	2.63%	3.12%	2.50%
% 2008 Household Income \$45,000-\$49,999	3.83%	3.04%	2.49%
% 2008 Household Income \$50,000-\$59,999	6.03%	5.44%	4.36%
% 2008 Household Income \$60,000-\$74,999	12.19%	9.53%	7.10%
% 2008 Household Income \$75,000-\$99,999	22.81%	18.94%	15.66%
% 2008 Household Income \$100,000-\$124,999	12.11%	11.92%	10.59%
% 2008 Household Income \$125,000-\$149,999	7.06%	10.22%	9.92%
% 2008 Household Income \$150,000-\$199,999	4.61%	7.52%	9.55%
% 2008 Household Income \$200,000-\$249,999	1.33%	3.46%	8.62%
% 2008 Household Income \$250,000-\$499,999	2.73%	6.75%	11.05%



DEMOGRAPHIC DATA

% 2008 Household Income \$500,000+	0.05%	0.31%	1.04%
% 2008 Household Income \$200,000+	4.11%	10.53%	20.72%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$3,061,380	\$12,439,518	\$28,995,460
2008 Jewelry Stores	\$2,224,843	\$8,572,203	\$19,227,581
2008 Mens Clothing Stores	\$4,362,358	\$17,470,210	\$40,361,226
2008 Shoe Stores	\$4,118,752	\$17,110,757	\$40,572,809
2008 Womens Clothing Stores	\$7,334,053	\$28,943,305	\$66,417,209
2008 Automobile Dealers	\$49,536,130	\$190,329,069	\$431,153,906
2008 Automotive Parts/Acc/Repair Stores	\$6,331,734	\$24,890,777	\$56,985,571
2008 Other Motor Vehicle Dealers	\$2,002,382	\$8,225,109	\$19,353,548
2008 Tire Dealers	\$1,704,648	\$6,485,637	\$14,476,235
2008 Hardware Stores	\$1,308,546	\$7,412,787	\$20,627,037
2008 Home Centers	\$5,132,379	\$22,754,905	\$56,851,591
2008 Nursery/Garden Centers	\$1,804,359	\$6,842,090	\$15,233,603
2008 Outdoor Power Equipment Stores	\$516,629	\$1,825,054	\$3,973,539
2008 Paint/Wallpaper Stores	\$177,937	\$711,014	\$1,675,186
2008 Appliance/TV/Other Electronics Stores	\$5,064,771	\$20,122,777	\$46,167,343
2008 Camera/Photographic Supplies Stores	\$812,118	\$3,306,871	\$7,762,801
2008 Computer/Software Stores	\$2,338,758	\$9,276,523	\$21,462,489
2008 Beer/Wine/Liquor Stores	\$3,308,909	\$13,626,619	\$32,061,525
2008 Convenience/Specialty Food Stores	\$7,831,915	\$28,587,491	\$64,226,333
2008 Restaurant Expenditures	\$38,778,665	\$156,322,670	\$383,821,323
2008 Supermarkets/Other Grocery excl Conv	\$35,069,226	\$142,484,329	\$334,281,283
2008 Furniture Stores	\$5,016,109	\$19,822,753	\$45,544,286
2008 Home Furnishings Stores	\$3,489,495	\$14,582,623	\$34,576,488
2008 Gen Merch/Appliance/Furniture Stores	\$44,890,148	\$179,731,510	\$416,436,978
2008 Gasoline Stations w/ Convenience Stores	\$30,679,612	\$123,312,512	\$288,210,799
2008 Other Gasoline Stations	\$22,847,699	\$94,725,024	\$223,984,470
2008 Department Stores excl Leased Depts	\$49,954,919	\$199,854,289	\$462,604,321
2008 General Merchandise Stores	\$39,874,039	\$159,908,758	\$370,892,694
2008 Other Health/Personal Care Stores	\$3,168,668	\$12,315,999	\$28,132,160
2008 Pharmacies/Drug Stores	\$16,698,394	\$67,112,192	\$156,367,324
2008 Pet/Pet Supplies Stores	\$2,370,449	\$9,727,375	\$23,020,954
2008 Book/Periodical/Music Stores	\$720,963	\$2,653,910	\$5,693,997
2008 Hobby/Toy/Game Stores	\$555,415	\$1,924,190	\$4,445,895
2008 Musical Instrument/Supplies Stores	\$450,558	\$1,750,625	\$3,982,648
2008 Sewing/Needlework/Piece Goods Stores	\$151,500	\$644,973	\$1,550,190
2008 Sporting Goods Stores	\$3,646,906	\$16,207,564	\$39,353,243
2008 Video Tape Stores - Retail	\$408,806	\$1,621,137	\$3,730,268

BROKER PROFILE

Gabor Karsai

Broker / Owner
Landmark Realtors, Inc.



Email: Karsai@aol.com

Web: www.Landmark-Realtor.com

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings

Profile:

Gabor has 12 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Besides being a broker he is also an investor with a portfolio of properties in three states. Gabor is currently the Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

Memberships:

Gabor is the member of the
Long Island Commercial Network (LICN)
New York State Commercial Association of Realtors (NYSCAR)
National Association of Realtors (NAR),
Long Island Board of Realtors (LIBOR)
Mid-Florida MLS.

Associations:

Gabor is the immediate Past President of the **Glen Cove Chamber of Commerce**.
He is the Charter President of the **Gold Coast Business Network** .
Recently he was elected District Governor of Brooklyn, Queens
and Nassau Counties for **Rotary International**.

BROKER PROFILE

Gabor Karsai

Broker / Owner



Recent Transactions:


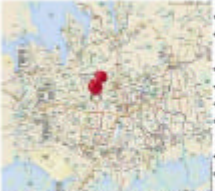
- Retail lease of a Gas Station and Service Station in Locust Valley
- Land Sale of 9.11 acres development site in South Huntington
- Sale of a 6 family, three building complex in Bayville
- Sale of a 5,000 SF medical building in Glen Cove
- Office / Retail building: Complete lease-up three offices and a retail space in Glen Cove
- Industrial lease of 19,000 SF in Glen Cove
- Industrial lease of 16,000 SF in Glen Cove
- Industrial lease of 42,000 SF in Glen Cove
- Industrial lease of 2,500 SF in Glen Cove
- Industrial lease of 1,000 SF in Glen Cove
- Office lease 2,700 SF in Glen Cove
- Office Lease of 1,300 SF in Floral Park
- Office Lease 426 SF in Floral Park
- Office Lease 140 SF in Floral Park



Other Available Properties by Gabor Karsai

LANDMARK REALTORS **FOR LEASE**

**102 - 114 Jericho Turnpike
Floral Park, NY 11001**

- 14,000 SF Office Space
- Includes 8 Offices ranging from 400 SF to 5,800 SF
- Flexible Configurations
- Prices from only \$21 Net
- On a Major Thoroughway
- Steps from public transportation: Bus Lines & Train
- Central Location
- Ample Parking, 24/7 Access

Information herein is believed correct but is not guaranteed. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. The verification should include an independent investigation to verify the accuracy of all material information contained in this listing brochure. All information contained herein are representations from many sources including the advertiser. The broker has no obligation to conduct an independent investigation to verify the accuracy of the information provided.

LANDMARK REALTORS **FOR LEASE**

**18-38 Garvies Point Road
Glen Cove, NY 11542**


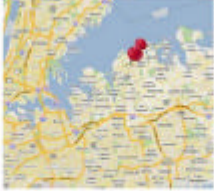



- Industrial Space + Offices
- Price: Only \$8.25/SF Gross
- Total Available: 37,000SF
- Lot Size: 8.45 Acres
- Bldg. Size: 165,944 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area

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LANDMARK REALTORS **FOR LEASE**
OFFICE SPACES

**480 Forest Avenue
Locust Valley, NY 11560**

- OFFICE SPACES AVAILABLE
- 6,200 SF at \$24/SF GROSS
- 3,200 SF at \$20/SF GROSS
- FURNISHED INSTANT OFFICES
- 44 UNITS: 5061 - 52,600/SF
- Building Size: 26,408 SF
- Two sub dividable floors
- 66 car parking lot
- Lot Size: 48,819 SF
- On major thoroughfare
- High Income Area
- 24/7 Access

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LANDMARK REALTORS **FOR LEASE**

**1 Garvies Point Road
Glen Cove, NY 11542**




- 55,000 SF Industrial Space
- Includes 7,200 SF Offices
- Sub-Divisible
- Price: Only \$8.25/SF Modified Gross
- Lot Size: 6.34 Acres
- Bldg. Size: 60,000 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area
- Ground floor opportunity

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LANDMARK REALTORS **LAND LEASE**

**159 Glen Street
Glen Cove, NY 11542**




- 99 Year Land Lease
- Asking Only \$7,500/mo MNN
- Lot Size Approx. 1/2 Acres
- Bldg. Size: 3,676 SF
- Zoning: B1 Business
- Within an Empire Zone
- Central Location
- Great Visibility
- Traffic Light Corner

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79-D Glen Cove Ave.
Glen Cove, NY 11542
www.landmark-realtor.com

Mobile: 516.359.8028
Fax: 516.671.8157
Email: karsai@aol.com

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