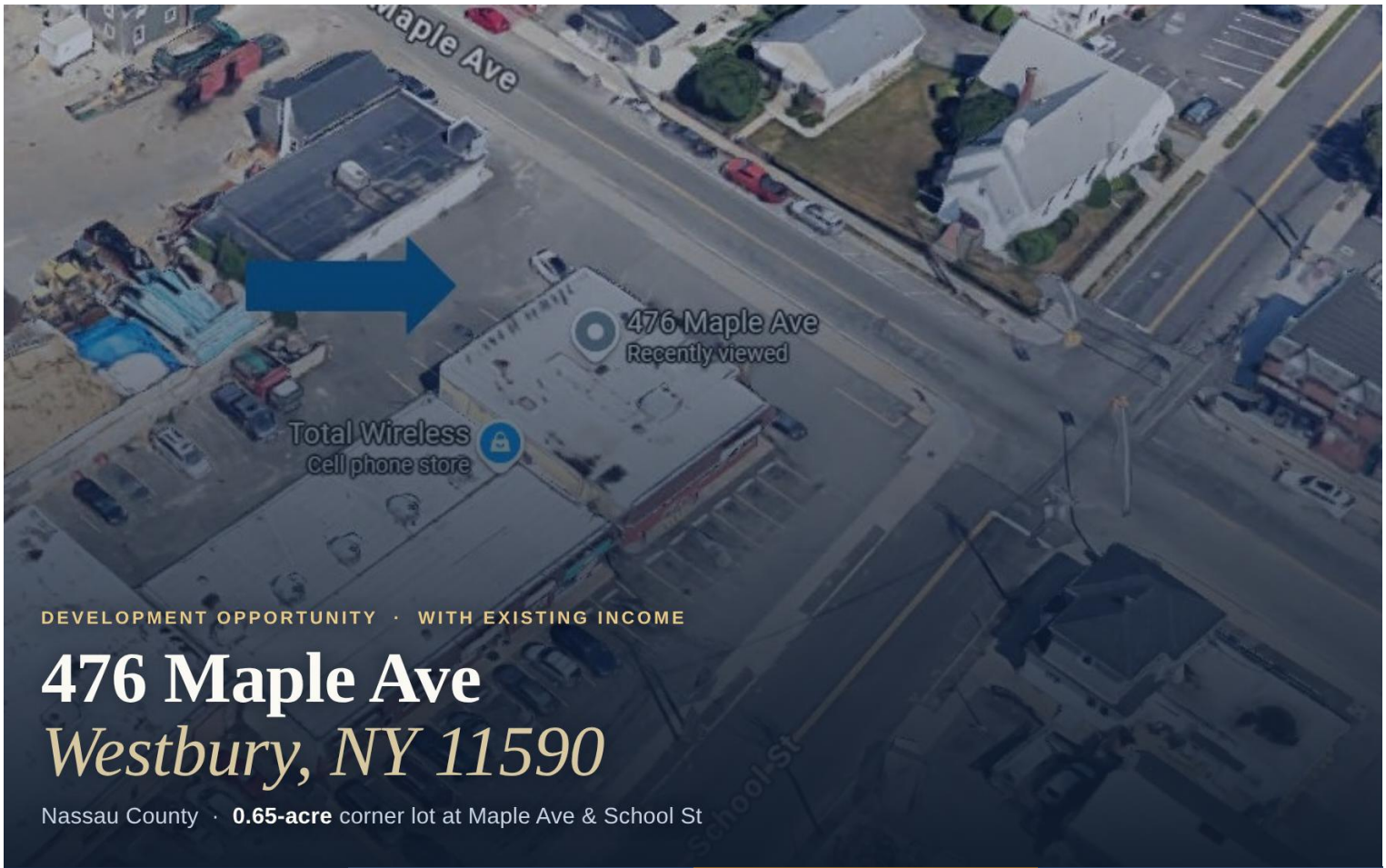


DEVELOPMENT OPPORTUNITY · WITH EXISTING INCOME

476 Maple Ave
Westbury, NY 11590

Nassau County · **0.65-acre** corner lot at Maple Ave & School St

LOT SIZE	EXISTING IMPROVEMENTS	COLLECTED RENT	REAL ESTATE TAXES
0.65 Ac	±9,000 SF	$214,200	$65,000
±28,314 SF	3 buildings on site	per year	per year

Property Overview

Location	476 Maple Ave, Westbury, NY 11590 — corner lot at Maple Ave & School St (Nassau County)
Lot Size	0.65 Acres (±28,314 SF)
Proposed Building	±Development
Zoning	Commercial (Subject to Approvals for Fuel Use)
Utilities	Water, Sewer, Electric & Gas Available
Existing Improvements	±9,000 SF — Strip Center, Chicken Delight Bldg & Laundromat
Real Estate Taxes	$65,000 / year
Asking Price	$5,200,000

Why It Works

- ✓ High-visibility Nassau County location
- ✓ Ideal for mixed-use redevelopment
- ✓ Strong residential & commercial demographics

Current Income Summary

Strip Center — School St 5 units × 1,000 SF each	$2,950 per unit / mo
Laundromat 800 SF	$3,100 per month
Chicken Delight — Maple Ave 2,200 SF of 3,200 SF bldg · owner-operated	*No Rent* owner-occupied
Total Collected Rent	$17,850/mo $214,200 / year
Real Estate Taxes	$65,000 per year

- ✓ Excellent access & two-street road frontage
- ✓ Rare 0.65-acre assembled parcel
- ✓ 800-unit residential building under construction nearby
- ✓ **Existing retail income offsets carrying costs during entitlement**

⊕ *Site Plan — Corner of Maple Ave & School St*



Schematic — not to engineering scale. Building footprints and frontages approximate.

Rare opportunity to acquire a strategically located 0.65-acre development parcel in Westbury, Nassau County, NY. The proposed development is ideally suited for a mixed-use building, offering strong visibility, accessibility, and positioning within a dense Long Island market. The site is currently improved with a strip center, laundromat, and owner-operated Chicken Delight, generating **$214,200 in collected annual rent** *— carrying income while the property is entitled.*

FOR MORE INFORMATION

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Confidentiality Agreement required for additional details. Information herein is deemed reliable but not guaranteed; buyer to verify all information independently.