

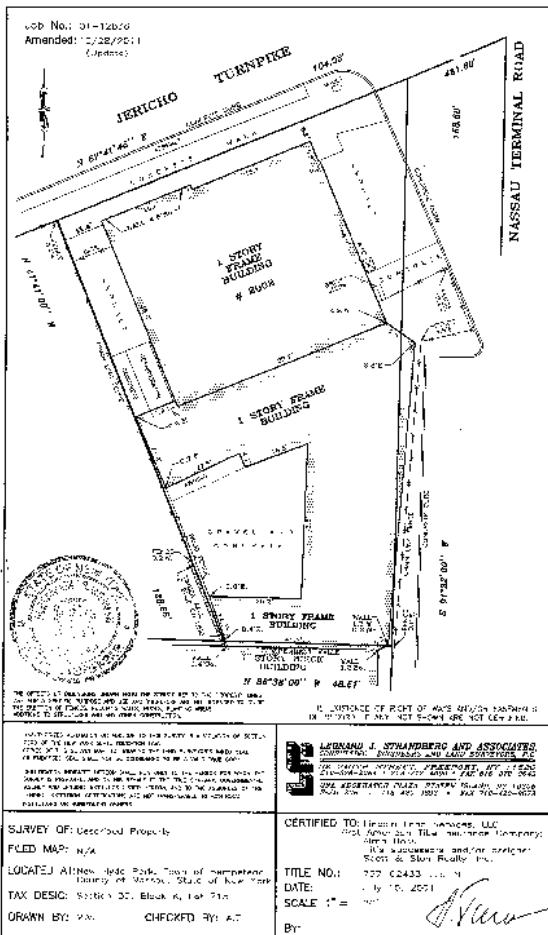


**PARAMOUNT REALTY USA**

# AUCTION

**Corner Retail Redevelopment Opportunity  
On Jericho Turnpike (NY State Route 25)**

**AUCTION WEDNESDAY, JUNE 26, 2013 at 6PM**



**Appraised Value  
\$1,400,000  
(October 2011)**

**SUGGESTED  
OPENING BID  
\$799,000**

**2002 Jericho Turnpike  
New Hyde Park, NY 11040  
aka *The Dublin Pub***

Paramount Realty USA LLC, seller and their agents specifically disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property, all of which is subject to the examination and validation of any party reviewing and/or relying on it. All references to square footage and dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No oral representation may be relied upon.



## PROPERTY INFORMATION

Section / Block / Lot	33 / K / 715
Lot Area	10,343 +/- SF
Gross Building Area	6,441 +/- SF
Cellar	300 +/- SF
Dimensions	Irregular (Approx. 105' Frontage)
Zoning Designation	I-B (Industrial Business)
Maximum Lot Coverage	80%
Actual Lot Coverage	62%
2012 Taxes (Annual)	\$61,077
Zoning Map	I-B
Year Built	Circa 1935

## DESCRIPTION

**Offering:** Paramount Realty USA is the exclusive agent representing the owner in the sale of (1) the fee interest of the land and all improvements located at 2002 Jericho Turnpike, New Hyde Park, NY (the "Property") and (2) all assignable intellectual property associated with the Property. The subject site is an irregular shaped 10,343+ square foot parcel of land with approximately 105 feet of frontage on the corner of Jericho Turnpike and Leonard Boulevard between New Hyde Park and Garden City, offering tremendous visibility and very high traffic counts. The site is improved with a 1-story commercial building and partial cellar operated as a well-known bar/pub since 1968. The gross building area is 6,441+ square feet above grade and there is approximately 300+ square feet of cellar storage space. Property will be delivered vacant

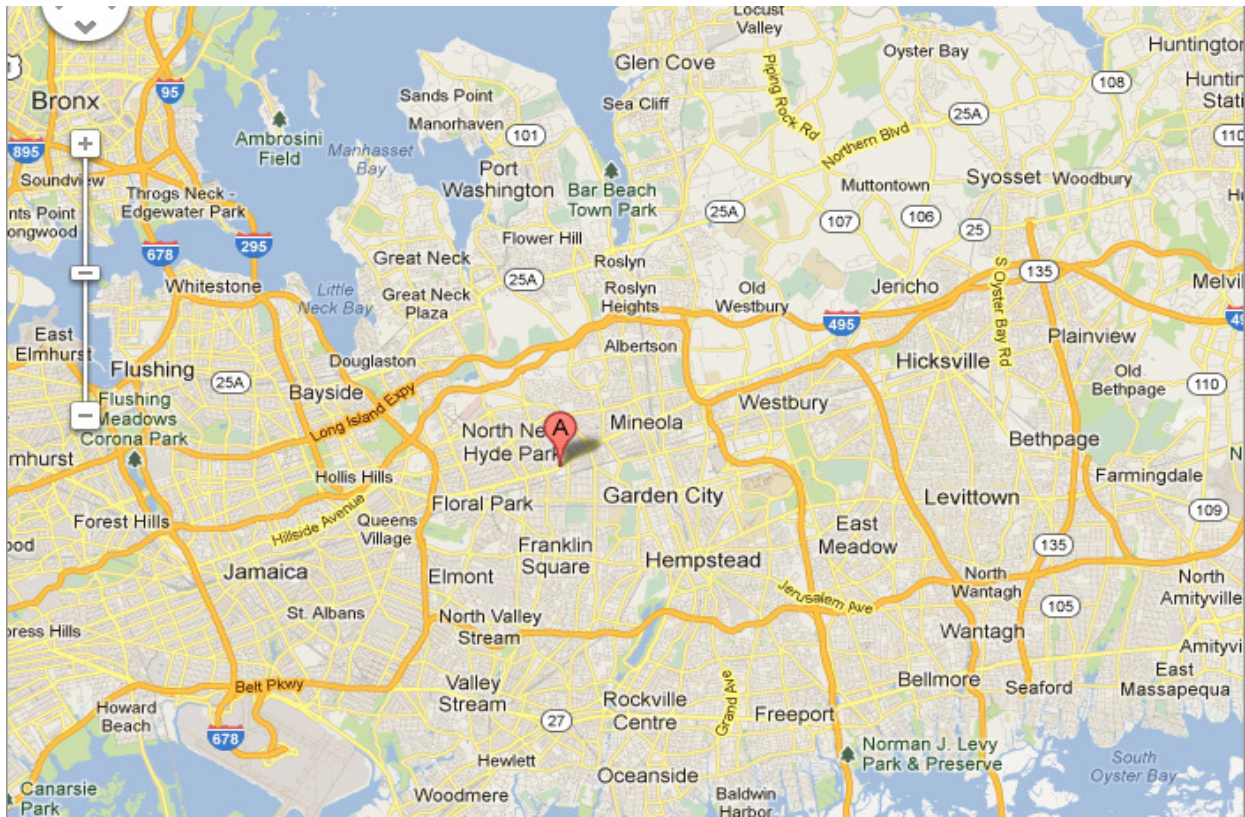
**Location:** The site is located on the south side of Jericho Turnpike, between Nassau Terminal and Hoffman Roads, in the Hamlet of New Hyde Park, Town of North Hempstead, Nassau County, New York. Nassau County Tax Maps identify the site as Section 33, Block K, Lot 715.

**Access:** Jericho Turnpike (NYS Route 25) is the area's main thoroughfare, traveling east/west from Queens to Riverhead (Suffolk County). The area is generally commercial in nature along with residential communities located to the north and south of the road. Commercial uses include significant retail uses and shopping centers as well as office buildings that generally support the two hospitals located to the north, the Long Island Jewish Hospital and North Shore Hospital.

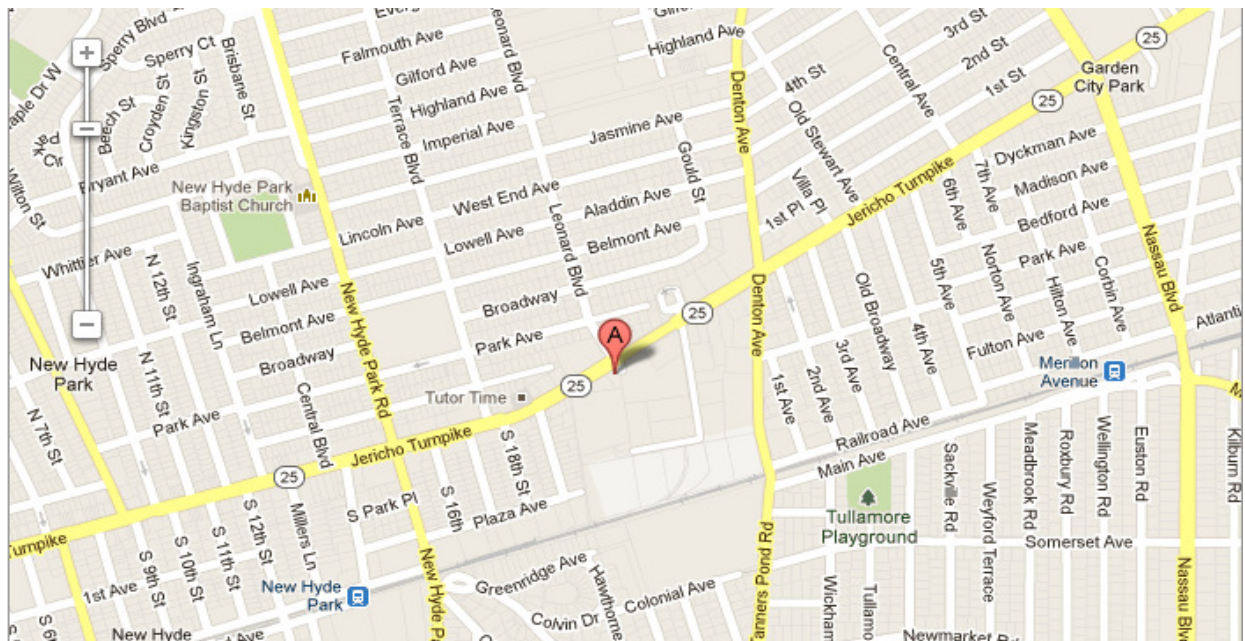
## TO PARTICIPATE IN AUCTION:

- (1) Attend property inspection on Tuesdays at 10am on 5/28, 6/4, 6/11 and 6/18. BY APPOINTMENT ONLY – call 212-867-3333.
  - (2) Purchase due diligence package (at [www.prusa.com](http://www.prusa.com)).
  - (3) Attend Auction on Wednesday, June 26 at 6pm, location TBD, along with a \$75,000 certified or cashier's check made payable to Gertler Law Group, LLC.
- Broker Participation Invited.**

## LOCATION MAP



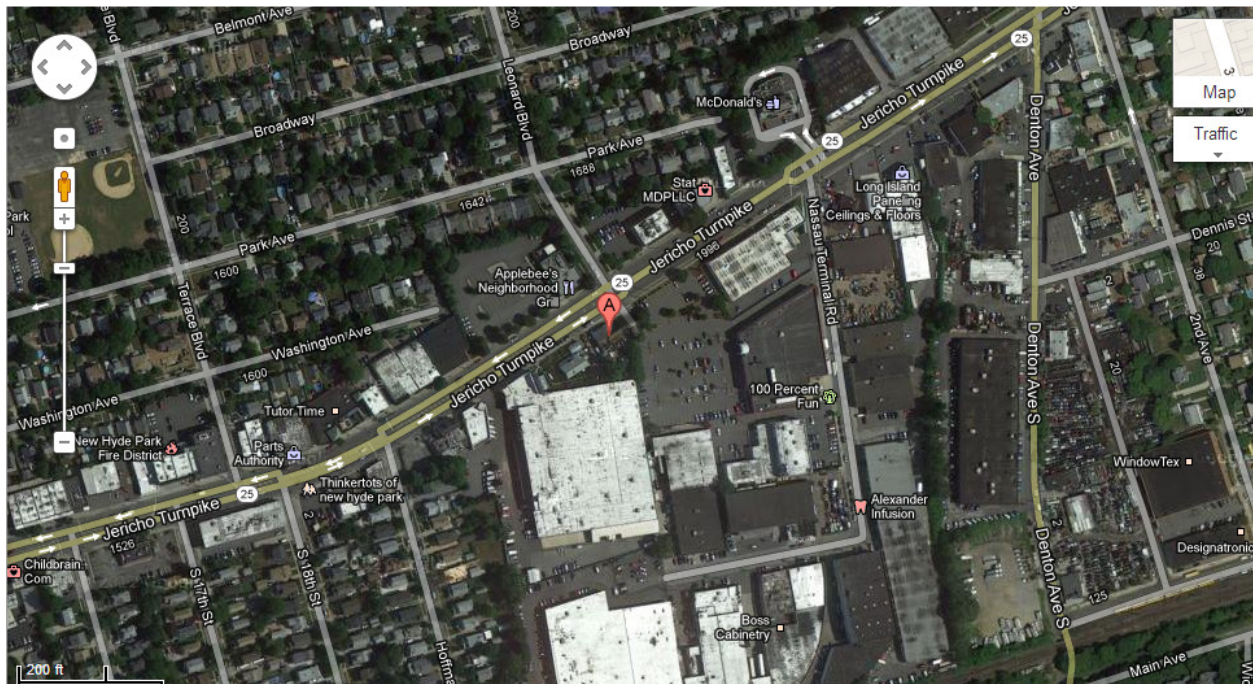
## AREA MAP



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## SATELLITE MAP



## AREA INFORMATION

The subject property is located in the Hamlet of New Hyde Park, Town of North Hempstead, Nassau County, New York. It is part of the greater New Hyde Park area that also includes the Incorporated Village of New Hyde Park. Communities surrounding New Hyde Park include Floral Park, Garden City, Garden City Park, Stewart Manor and Lake Success. New Hyde Park is 20 miles from Midtown Manhattan and a 5-minute drive to Exit 33 off the Long Island Expressway. The Long Island Railroad's Port Jefferson line has a station in New Hyde Park, which is located ½ mile southwest of the subject property. The Long Island Rail Road takes 35 minutes to Penn Station.

Commercial uses in the area include retail buildings and shopping centers as well as office buildings that generally support the two hospitals located to the north, the Long Island Jewish Hospital and North Shore Hospital, which have merged into a single health system.

The area's major retail development is the Americana at Manhasset, a high-end, open-air shopping center located in Manhasset, New York. It is the largest and most well known shopping center in the area, sometimes commonly referred to as the "Miracle Mile," and includes ultra luxury retailers such as Prada, Gucci, Ralph Lauren, Tiffany, London Jewelers, Hirshleifer's, and more.