




For sale

Medical Office Building

156 1st Street, Mineola, NY

 **JLL** SEE A BRIGHTER WAY

Property specifications

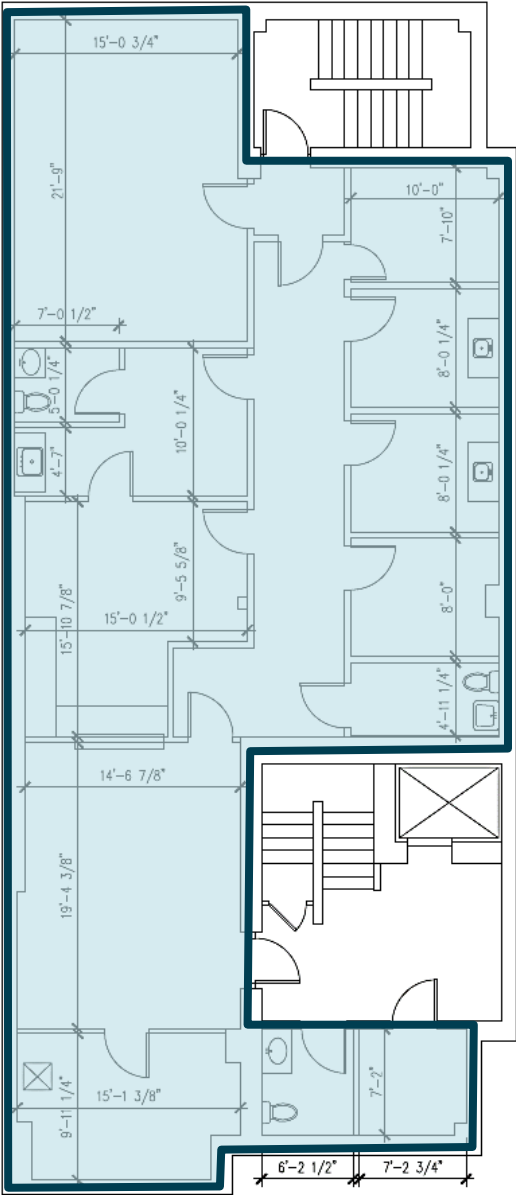
156 1st Street / Mineola

Address	156 1st Street, Mineola, NY
Building size	10,480 SF
Lot size	0.46 Acres
Stories	2
Parking	35 private parking spaces
Location	<ul style="list-style-type: none">• Close proximity to NYU Hospital – Long Island• Walking distance to Mineola LIRR train station and retail shops
Asking price	\$2,550,000
Real estate taxes	\$121,287.71
NOI	\$153,288.89
Comments	<ul style="list-style-type: none">• Northwell Health occupies 8,030 SF, providing an investment grade entity with over 6 years of lease term remaining• Dogra Dental leases 1,750 SF and recently extended its lease through 5/31/2033• Each Tenant has its own meters for utilities• 700 SF vacant unit on the ground floor with a dedicated entrance providing additional potential income

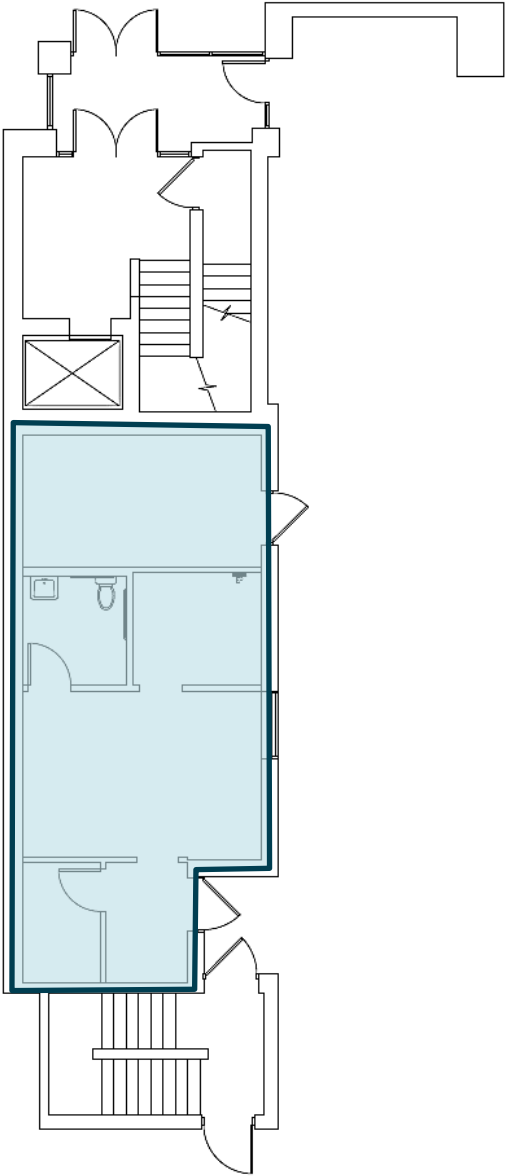


JLL is pleased to exclusively offer for sale, 156 1st Street, Mineola. The 2-story, 10,480 SF medical office building is located in the heart of Mineola, conveniently situated close to the Mineola Long Island Rail Road station (0.3 miles) and NYU Langone Hospital – Long Island. There are 35 parking spaces on-site, with additional street parking and a municipal garage on 1st street.

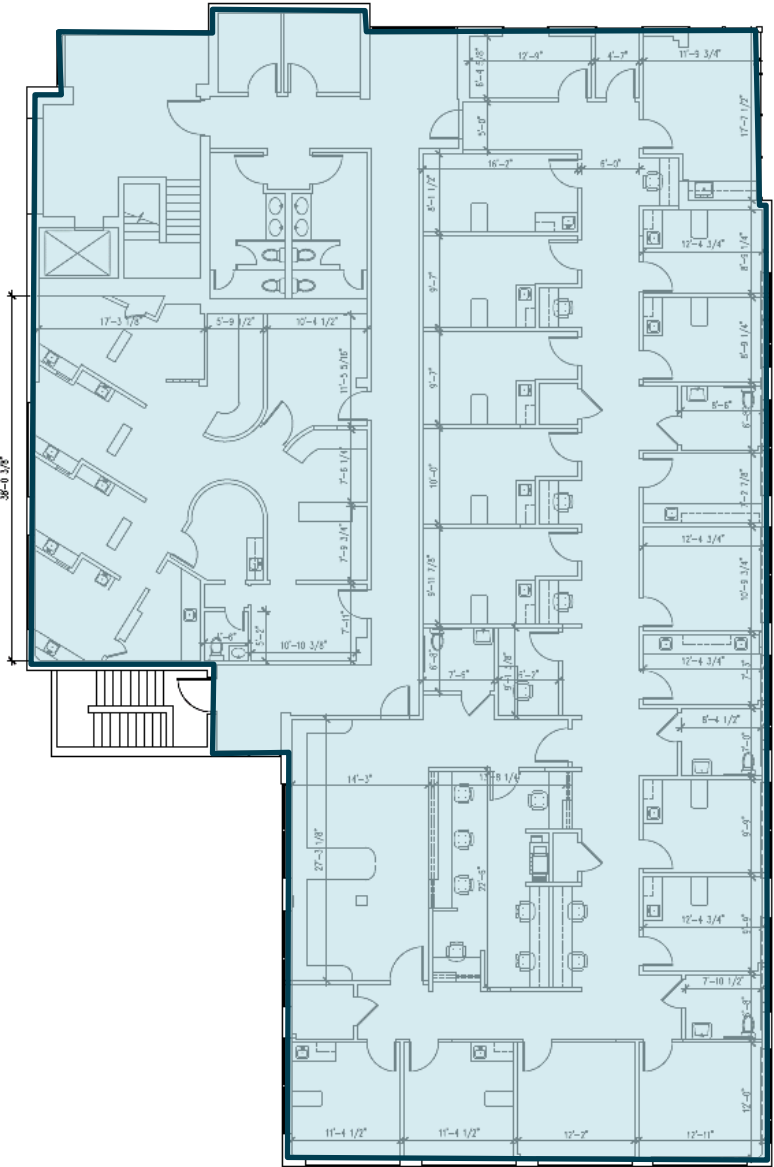
Floor plans



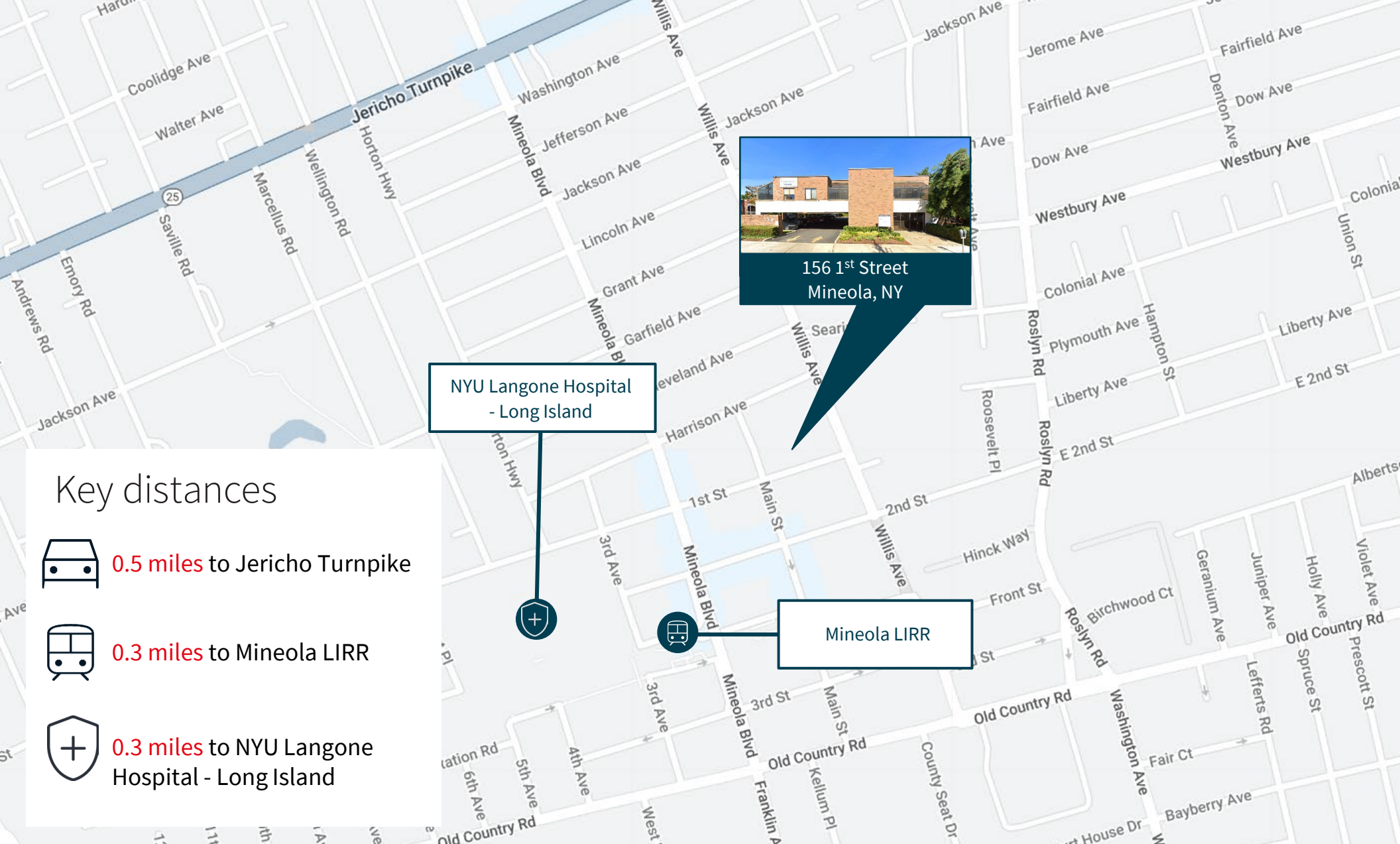
Lower level



First floor



Second floor



Key distances



0.5 miles to Jericho Turnpike



0.3 miles to Mineola LIRR



0.3 miles to NYU Langone Hospital - Long Island

Contact

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