

897 WILLIS AVENUE

ALBERTSON, NY

Sandmark

GREINER-MALTZ
REAL ESTATE

+/- 2,000 Sq. Ft. over +/- 2,000 Sq. Ft. Bonus Downstairs Area

Corner Building for Lease



Available: +/- 2,000 Sq. Ft. 1st Floor rsf
Bonus: +/- 2,000 Sq. Ft. Basement rsf (no windows)

Building Attributes:

- Corner Building
- 9' ceilings on ground floor
- 7' 6" ceiling height in basement
- Heating
- HVAC System – 3 zones (2 on 1st floor and 1 in basement)
- Parking: 9 spots in designated parking lot and 3 spots on side of building plus ample street parking nearby
- Currently built out as a hair salon with multiple water access on ground floor and basement level
- Front and back entrances to building
- Roof added in 2010
- Well maintained and in good condition

*Corner of Willis Avenue & Fish Avenue
Amazing Frontage*

Please Call for Pricing

Mikelle Gross | Greiner-Maltz
Cell: 631-806-7843
Email: mgross@greiner-maltzofli.com

Josh Sands | Sandmark
Office: 646-761-5718
Email: jsands@sandmarkre.com

Greiner-Maltz Co. of Long Island | 185 Express Street, Plainview, NY 11803 (516) 364-1000

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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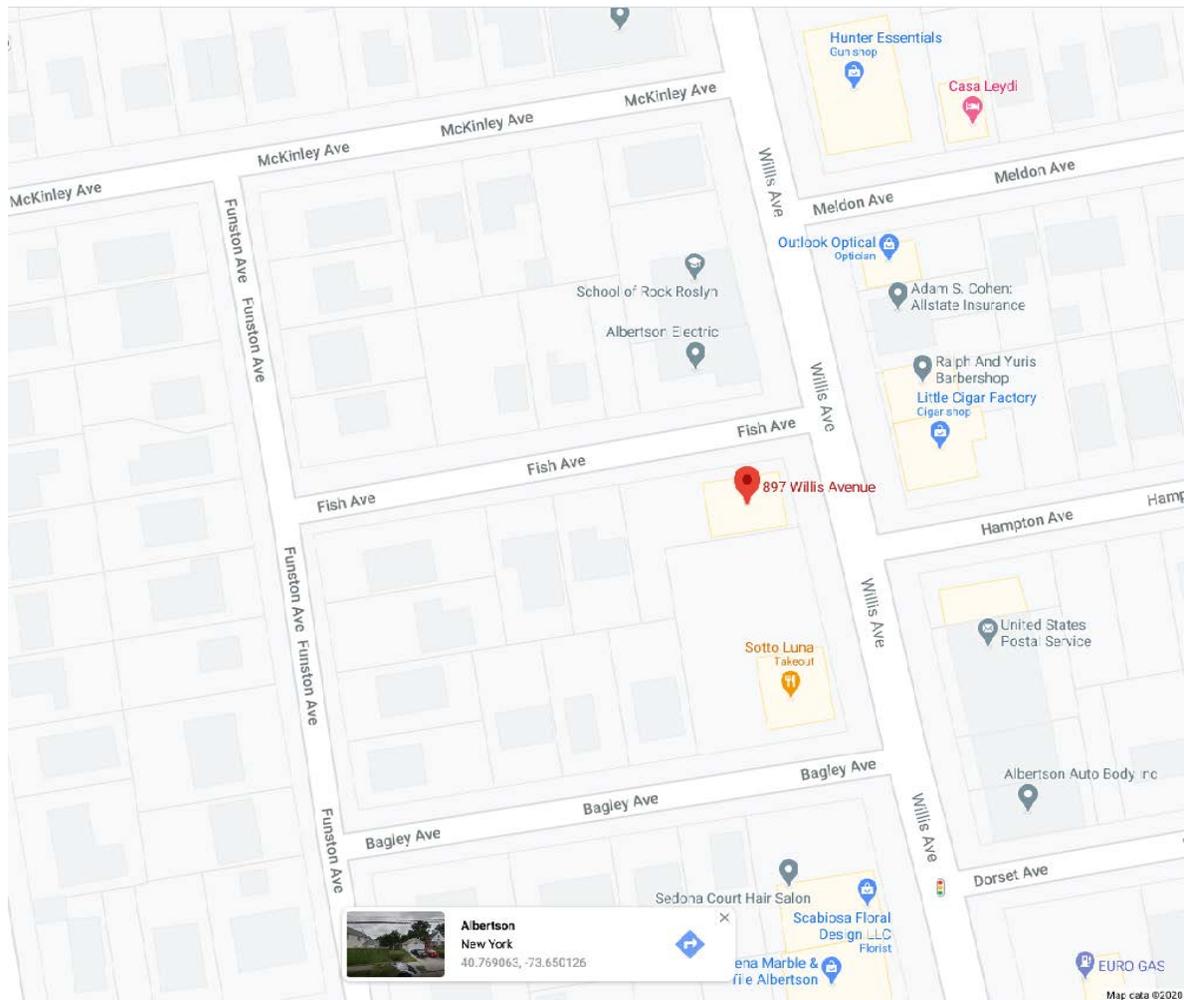
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Easily Accessible to Long Island Expressway | Exit 37
Northern State Parkway | Exit 28

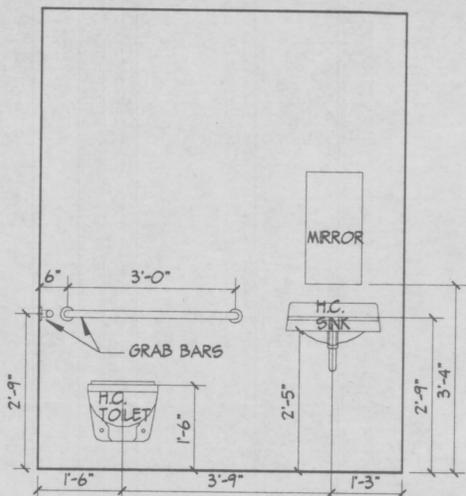
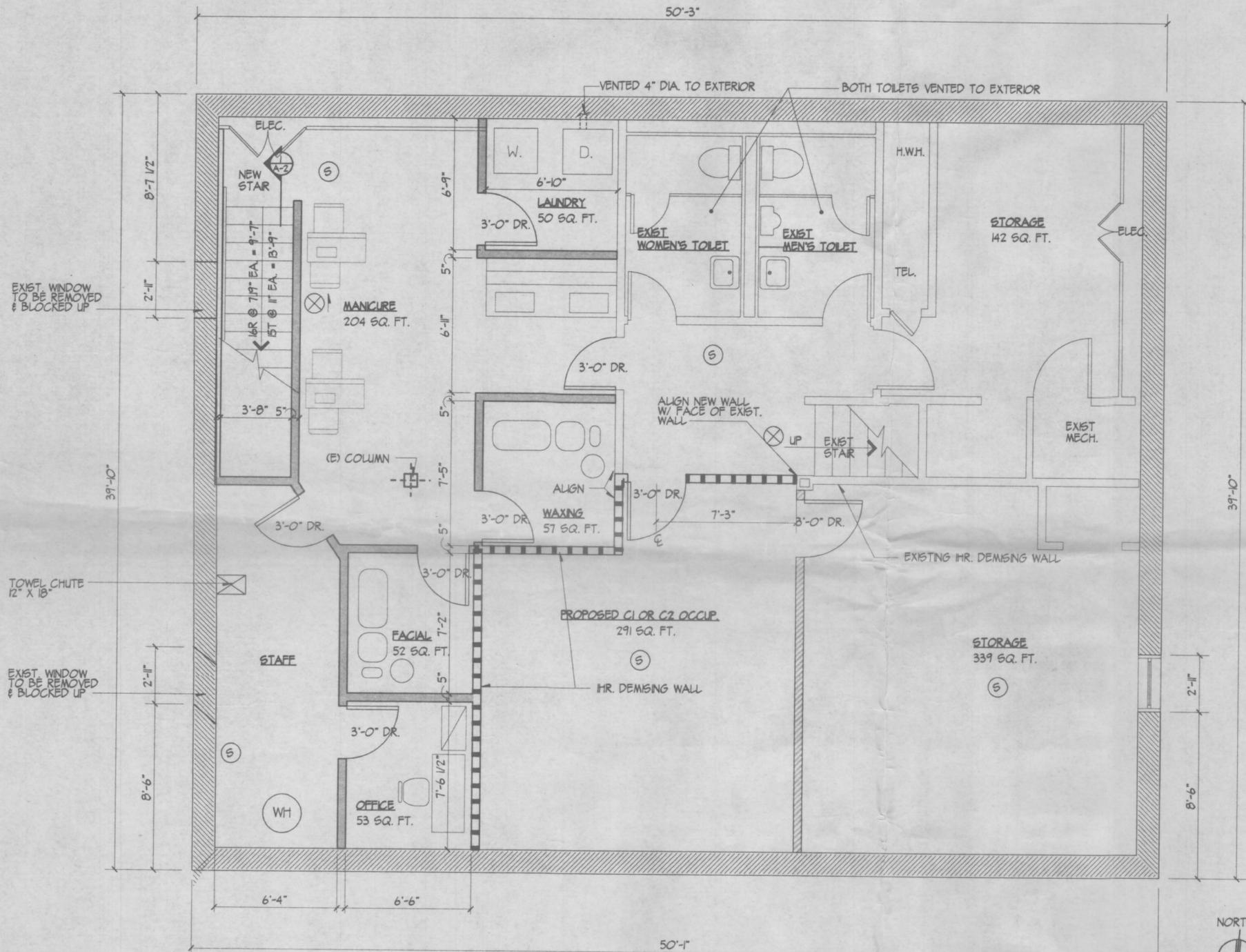


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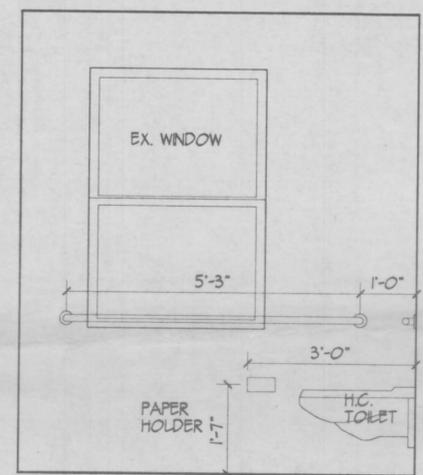
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1 BATHROOM ELEVATION
SCALE: 1/2"=1'-0"



2 BATHROOM ELEVATION
SCALE: 1/2"=1'-0"

APPROVED FOR ZONING
JUL 29 1996
DANIEL LOMONTE
DIRECTOR OF PLANS
EXAMINATIONS & PERMITS

EXAMINED & RECOMMENDED
FOR APPROVAL
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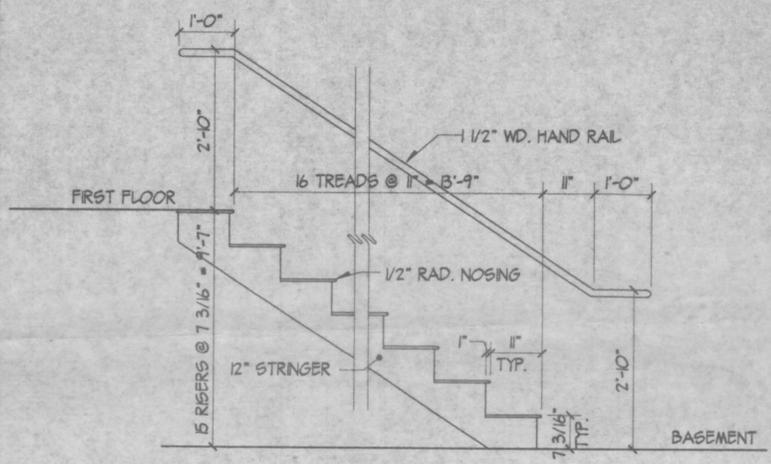
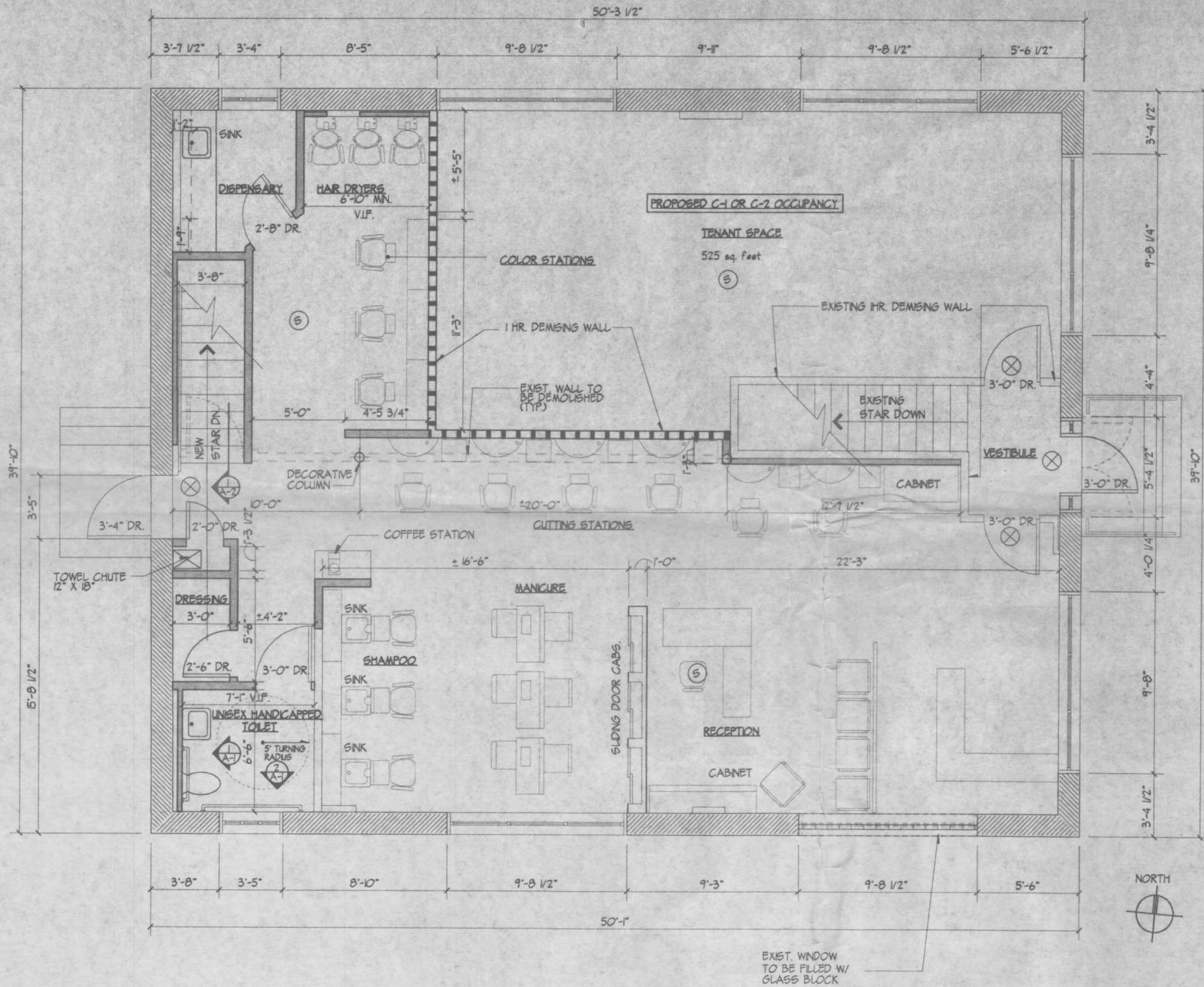
NO.	DATE	ISSUE
5	7/29/96	ISSUED W/ BLDG. DEPT. REVISIONS
4	7/17/96	ISSUED W/ BLDG. DEPT. REVISIONS
3	5/20/96	ISSUED FOR BLDG. DEPT.
2	4/29/96	ISSUED FOR REVIEW
1	4/17/96	ISSUED FOR REVIEW

Architects Engineers Planners
WASA
Wark Adams Slavin Associates
2 Astor Place
New York, New York 10003

#897 WILLIS AVENUE
ALBERTSON, NEW YORK

Drawn By	Scale 1/4"=1'-0"	Date 4-9-96
Checked By		
BASEMENT FLOOR PLAN		Drawing No. A.1





1 SECTION THROUGH STAIR
SCALE: 1/2" = 1'-0"

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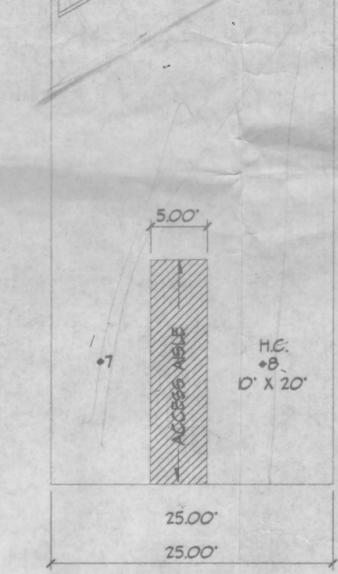
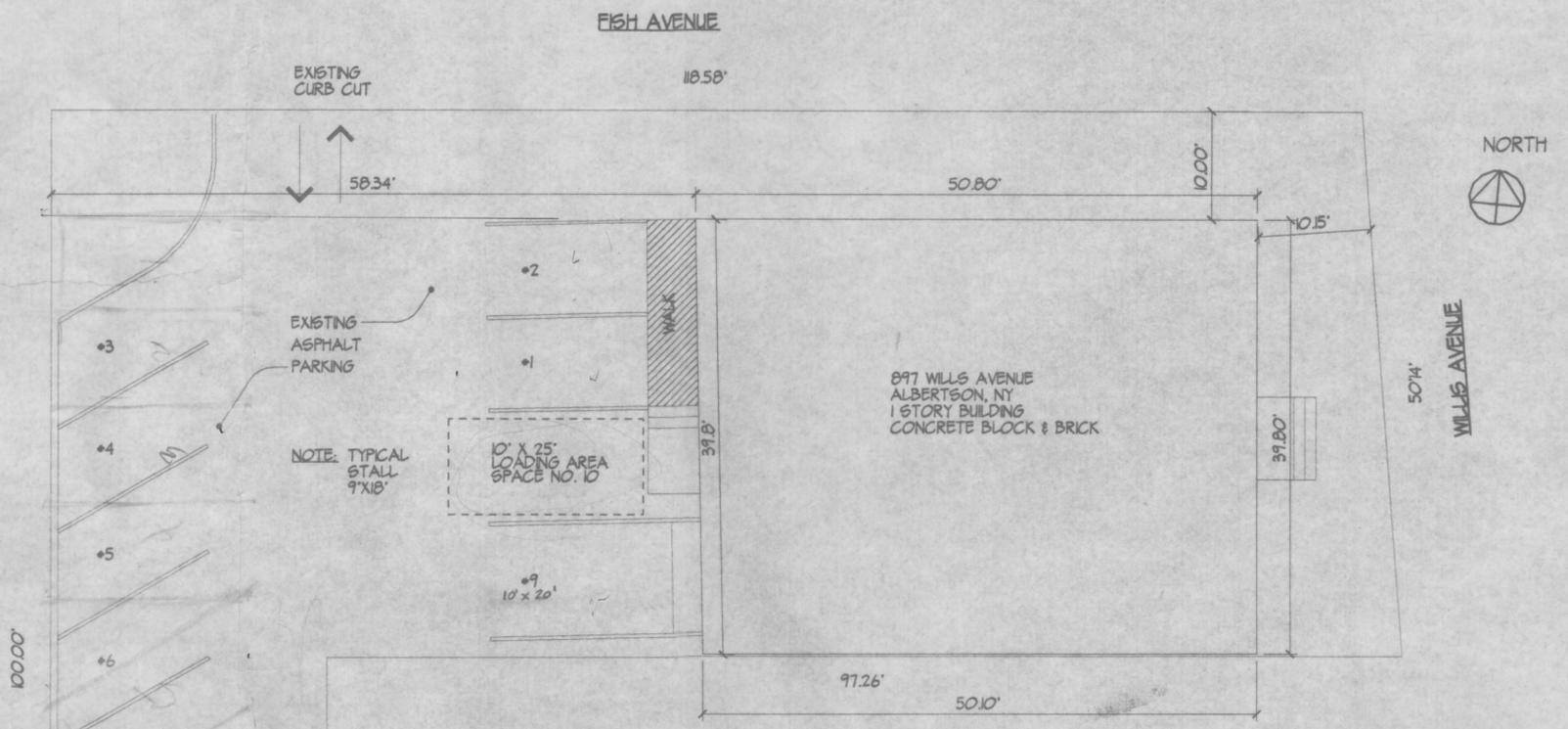
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Drawn By	Scale 1/4" = 1'-0"	Date 4-9-96
Checked By		
FIRST FLOOR PLAN		Drawing No. A.2

GENERAL NOTES

1. THE WORK SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE, AS WELL AS ALL AGENCIES HAVING JURISDICTION. ALL PERMITS WILL BE SECURED BY AND AT THE EXPENSE OF THE CONTRACTOR, WHO SHALL GIVE ALL NOTICES REQUIRED BY LAW AS WELL AS PERFORM ALL TESTING AND INSPECTIONS, INCLUDING CONTROLLED INSPECTIONS. NO WORK SHALL START UNTIL THE DEPARTMENT OF BUILDING'S APPROVAL IS OBTAINED AND A WORK PERMIT IS ISSUED. IN ALL CASES, THE MOST RESTRICTIVE LIMITATION OF ANY APPLICABLE REQUIREMENTS SHALL BE FOLLOWED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING BUILDING AND SITE. IN CASE OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, THEY SHALL BE REPORTED TO THE ARCHITECT, IN WRITING FOR CORRECTION. WORK DONE AFTER THE DISCOVERY OF DISCREPANCIES AND PRIOR TO RECEIPT OF WRITTEN APPROVAL FOR CORRECTION, SHALL BE AT THE CONTRACTOR'S RISK. NO ADDITIONAL COST WILL BE ADDED TO THE PROJECT DUE TO CONTRACTOR'S OVERSIGHT IN VERIFICATION OF EXISTING CONDITIONS.
3. THE CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND SHALL LAY, CUT, AND INSTALL HIS WORK AT SUCH A TIME AND IN SUCH A MANNER AS NOT TO DELAY OR INTERFERE WITH THE CARRYING FORWARD OF THE WORK OF OTHER CONTRACTORS.
4. THE CONTRACTOR SHALL PERFORM HIS WORK SO THAT A MINIMUM OF DISRUPTION IS CAUSED TO THOSE PORTIONS OF THE BUILDING WHERE THERE IS NO WORK.
5. EXISTING A/C EQUIPMENT SHALL REMAIN - NO CHANGE.
6. PER 765 -IK - EGRESS DOORS SHALL NOT HAVE KEY OPERATED LOCKS AT INTERIOR SIDE - THUMBTURN MECHANISM IS ACCEPTABLE.
7. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
8. THE TERM "TO REMAIN" IS USED TO INDICATE THAT AN ITEM IS EXISTING AND NO MAJOR WORK IS REQUIRED. HOWEVER, THE TERM DOES NOT PRECLUDE PATCHING, REPAIRING, REFINISHING, ETC.
9. WHEN PATCHING AND REPAIRING ARE CALLED FOR BY THE DOCUMENTS, IT IS NOT TO BE CONSTRUED THAT THESE ARE THE ONLY PLACES WHERE SUCH WORK IS REQUIRED.
10. ALL PATCHING AND REPAIRING OF SURFACES IS TO BE DONE WITH MATERIAL AND WORKMANSHIP TO MATCH ADJACENT SURFACES.
11. REMOVE AND PATCH EXISTING WORK AS REQUIRED FOR ALL WORK.
12. ALL CONSTRUCTION DEBRIS AND REFUSE SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORK DAY AND LEGALLY DISPOSED OF OFF THE PROPERTY. NO BURNING OF DEBRIS OR REFUSE IS PERMITTED.
13. ANY EXISTING SERVICES UNCOVERED BY CUTTING OR DEMOLITION OPERATION WHICH INTERFERE WITH THE CONSTRUCTION AND WHICH ARE REQUIRED TO BE MAINTAINED AS AN INTEGRAL FUNCTION OF THE BUILDING SHALL BE RELOCATED TO CLEAR THE NEW CONSTRUCTION.
14. WHERE EXISTING CONSTRUCTION, NOT PART OF THIS CONTRACT, IS DISTURBED DURING THE EXECUTION OF THE WORK, PATCH AND REFINISH TO MATCH ORIGINAL CONDITION.
15. DO NOT LEAVE BUILDING OR PORTION THEREFORE OPEN TO WEATHER, NOR INADEQUATELY PROTECTED WHEN WORK IS NOT IN ACTUALITY IN PROGRESS.
16. CONSTRUCTION AND FINISH OF ALL WORK SHALL BE SIMILAR TO EXISTING BUILDING UNLESS OTHERWISE NOTED.
17. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS, AND THE BUILDING CODE, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
18. DIMENSIONS HAVE PREFERENCE OVER SCALE.
19. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURER'S RECOMMENDATIONS.
20. THE TERM "F" IN FL." WHERE INDICATED ON PLANS, ELEVATIONS, SECTIONS AND DETAILS FINISH FLOOR LEVEL ON THAT FLOOR.
21. ALL DOORS SHALL BE 6" OFF INTERSECTING PARTITIONS, UNLESS OTHERWISE NOTED.
22. PATCH AND REPAIR EXISTING DAMAGED CONSTRUCTION, AND WHERE DISTURBED BY NEW WORK, TO ALIGN AND BLEND WITH ADJACENT EXISTING SURFACES TYPICAL.
23. FINISH FACE OF NEW WORK SHALL ALIGN WITH FINISH FACE OF EXISTING WORK.
24. FLASH PATCH FLOOR TO RECEIVE NEW FLOOR FINISH.



1 SITE PLAN
SCALE: 1" = 10'

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ZONING INFORMATION

897 WILLIS AVENUE ALBERTSON, NY TOWN OF HEMPSTEAD ZONE: BUSINESS A SECTION: 9 BLOCK: 70 LOTS: B56 & B59	CONST. CLASS. - OCCUPANCY - MAX. HEIGHT - FRONT YARD SETBACK (CORNER LOT) - REAR YARD SETBACK - FLOOR AREA RATIO - BUILDING AREA - MIN. LOT SIZE - PARKING -	TYPE 4B C-1 BUSINESS EXISTING 1 STORY COMPLES COMPLES COMPLES COMPLES COMPLES NINE (COMPLES)	ALLOWED PER CODE TYPE 4B C-1 BUSINESS 3 STORES / 40' 10' MINIMUM 20' MINIMUM .70 70% OF LOT AREA 2,000 SQUARE FEET 1 SPACE / 300 GROSS S.F. OF F.A. IN EXCESS OF 1,000 S.F. 2,700 / 300-9 REGD. (10 PROVIDED)
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LEGEND

- NEW 1 HOUR RATED PARTITION WITH 2"x4" WOOD STUDS 16" O.C. WITH 5/8" FIRE CODE TYPE 'X' GYPSUM WALLBOARD BOTH SIDES FLOOR TO FLOOR.
- NEW PARTITION 2" X 4" WOOD STUDS 16" O.C. 5/8" GYPSUM WALLBOARD EACH SIDE TO 6" ABOVE HUNG CLG.
- EXISTING CONCRETE BLOCK & BRICK EXTERIOR WALL
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITIONS TO BE REMOVED
- EXIT SIGN
- SMOKE DETECTOR
- VERIFY IN FIELD



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COVER SHEET		Drawing No. A.O