



Investment-Office/R&D Property For Sale 311 Woods Ave, Oceanside



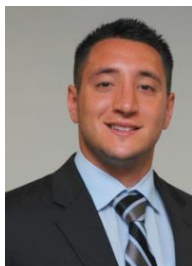
Specifications:

Building Size: 8,374 sq. ft.
Lot Size: 0.18 Acres
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Full A/C
Sewers: Yes

Pricing and Timing:

Occupancy: Immediately
Sale Price: \$1,699,000
(\$202.89/sq. ft.)
Taxes: \$53,774.00
(\$6.42/sq. ft.)

Rare opportunity to own a fully leased high-performing mixed-use building in prime Oceanside with an 8% cap rate and NOI of \$137,817 • Features 3 residential units and 2 commercial spaces generating strong diversified income • Offers value-add potential through rent increases or upgrades • Motivated seller priced to move • Ideal for 1031 exchange buyers or investors seeking stable cash flow and upside in a high-demand location



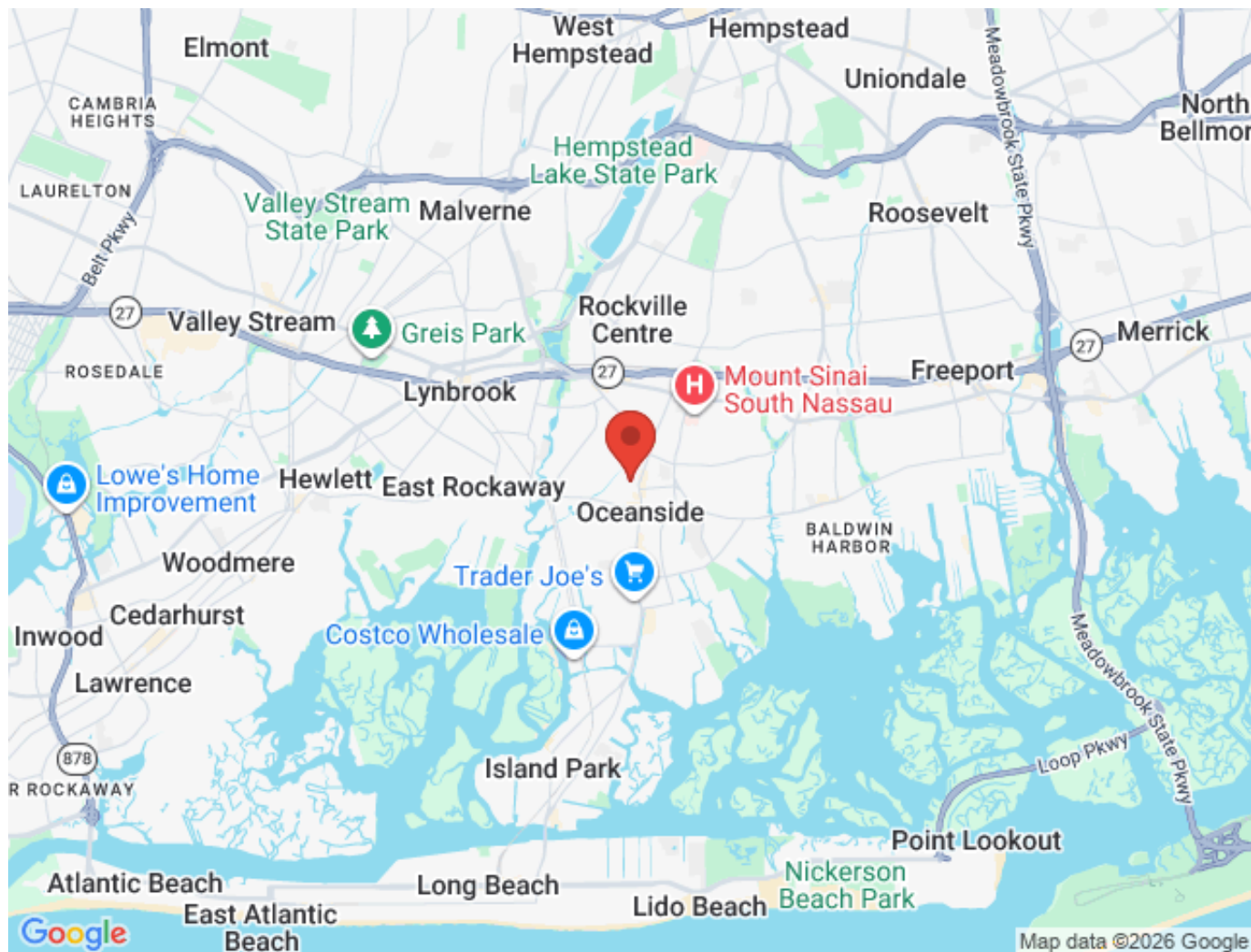
For more information please contact:

Matthew Balzano, RE Salesperson

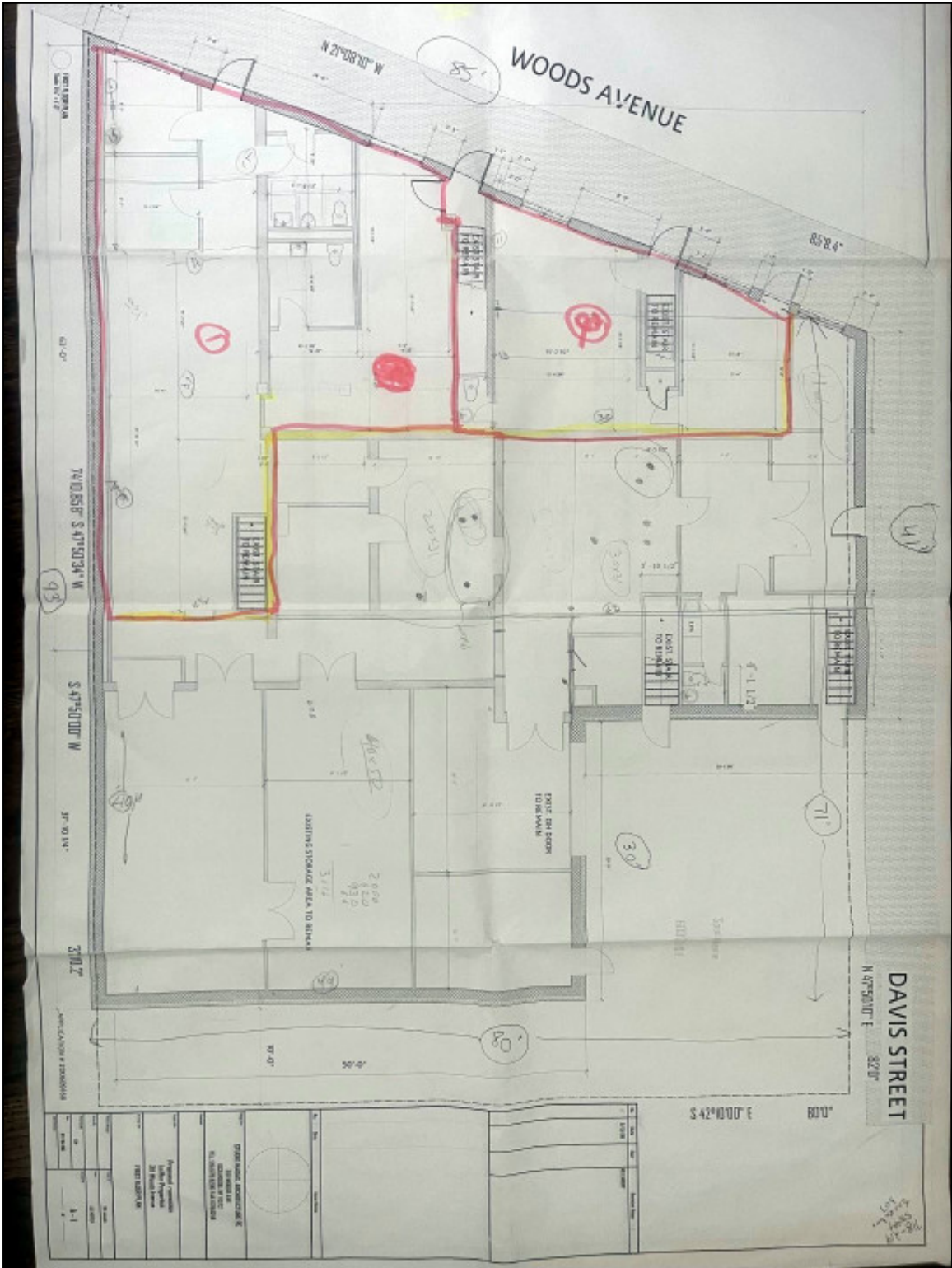
516-578-1703 (cell)

631-293-3700 x28

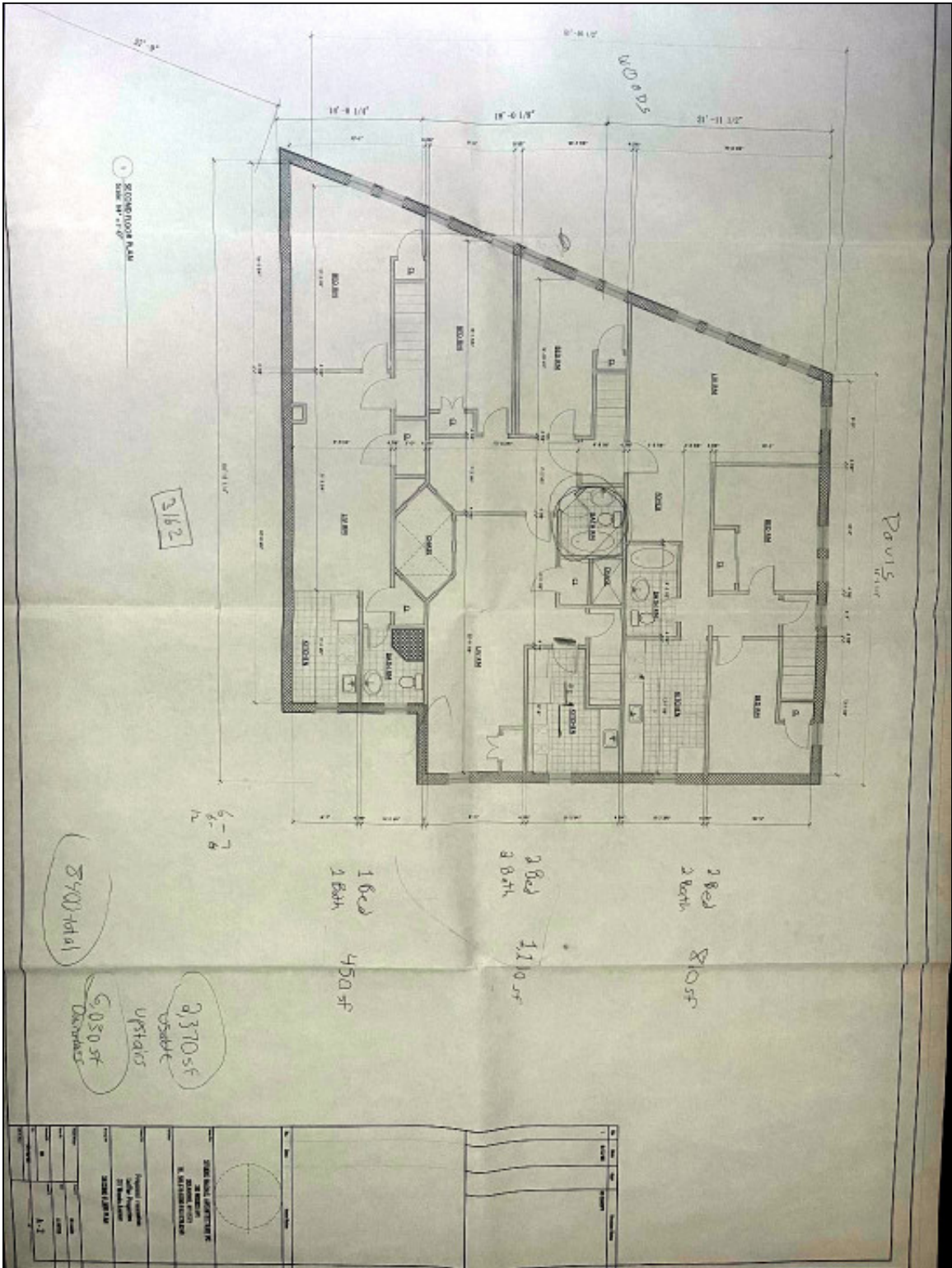
mb@schackerrealty.com



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