

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



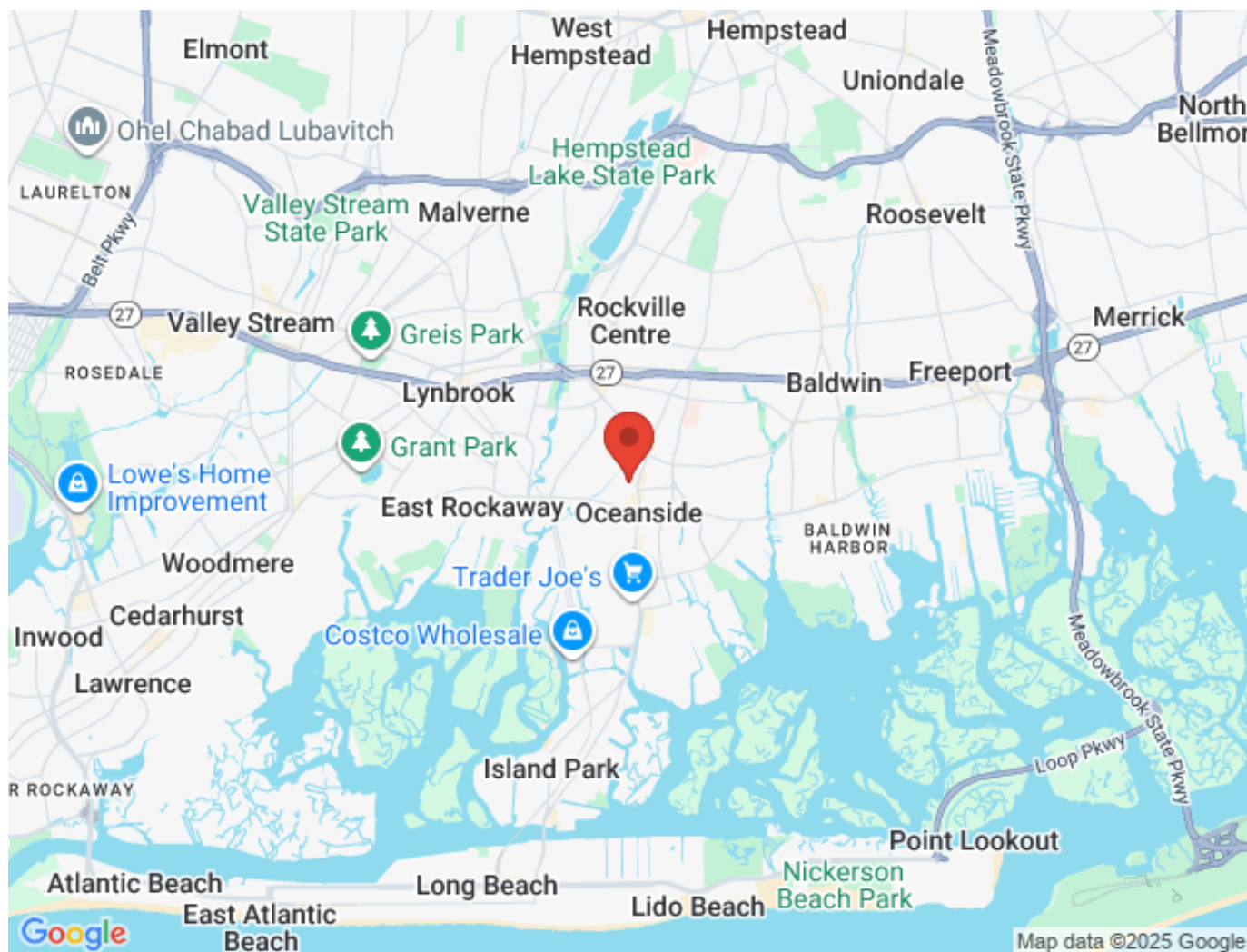
For more information please contact:

Matthew Balzano, RE Salesperson

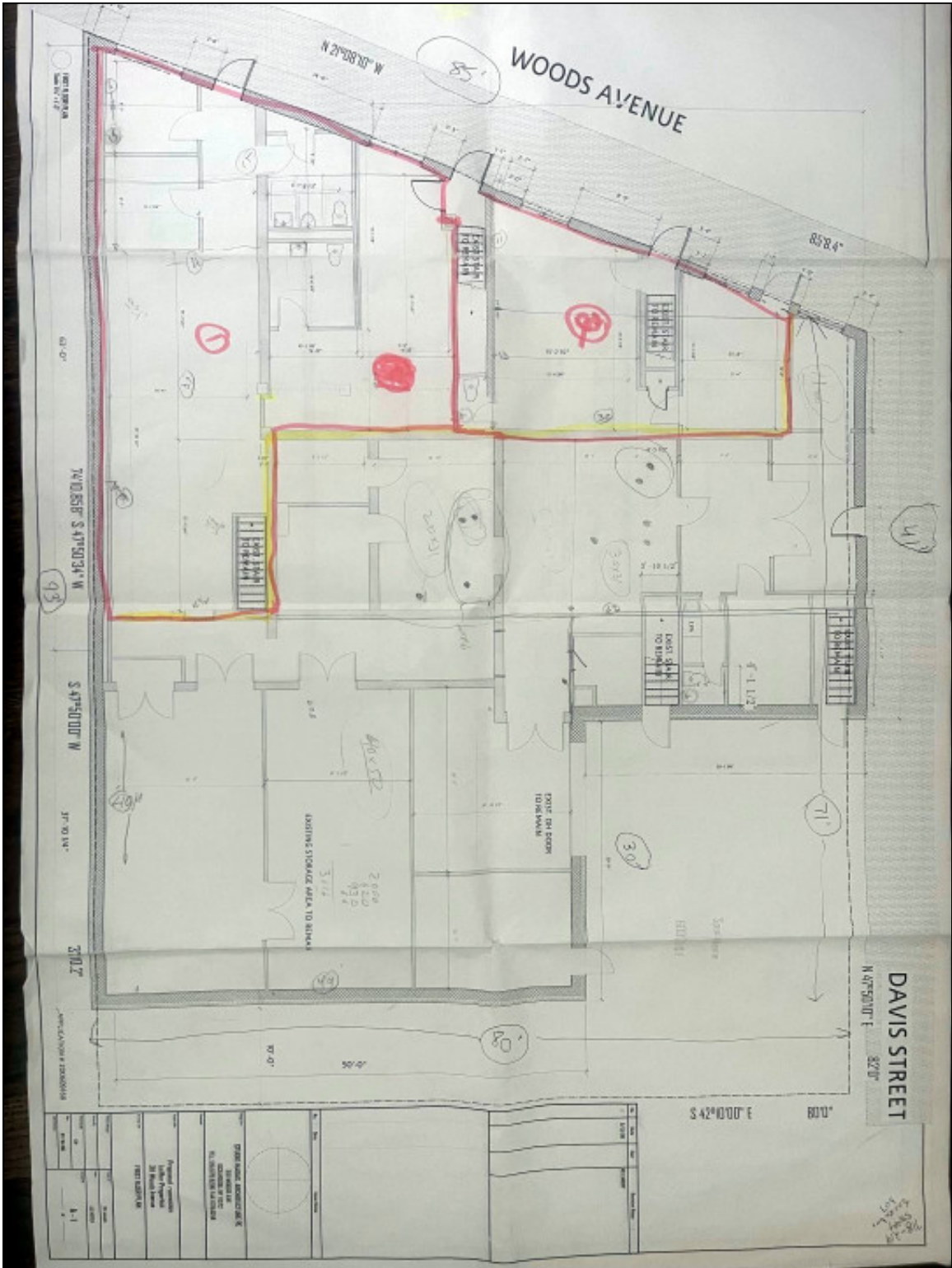
516-578-1703 (cell)

631-293-3700 x28

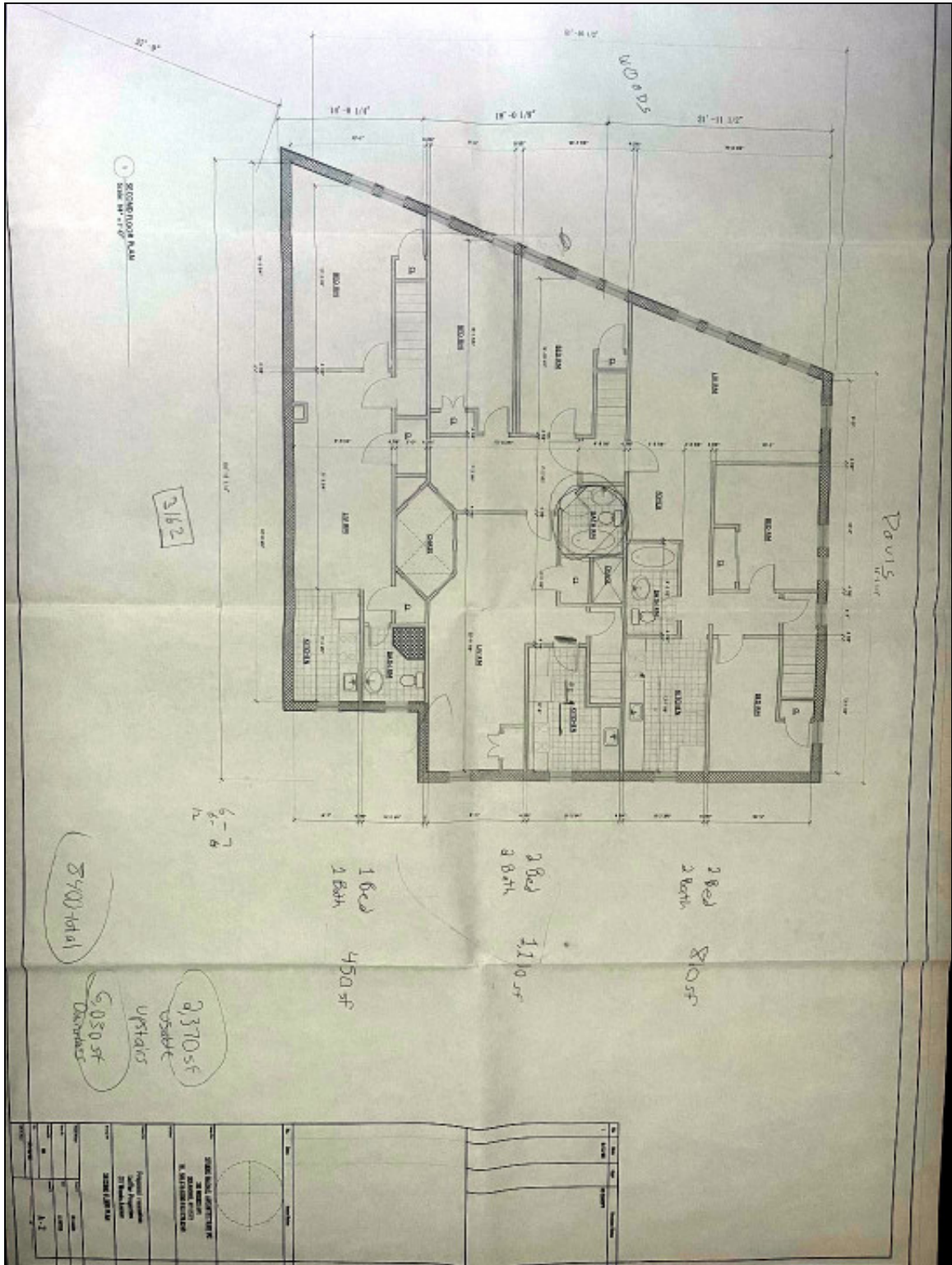
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