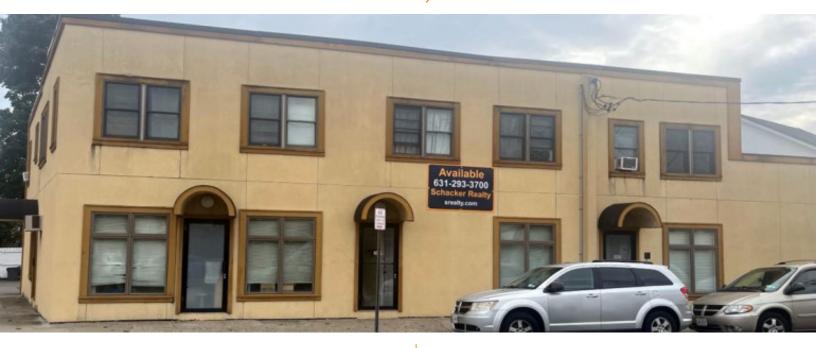
## Investment-Office/R&D Property For Sale

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







