



## **ERG Commercial exclusively lists Freeport waterfront property**

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Freeport, NY Staten Island Yacht Sales, a boat sales/brokerage firm, is selling its waterfront location. ERG Commercial of Carle Place has the exclusive listing for 1 Woodcleft Ave., with broker Anthony Flaccomio.

The 36,000 s/f mixed-use development site sits across the full width of Nautical Mile Channel from Woodcleft Avenue to Guy Lombardo Blvd. with exposure on both the street and waterfront sides. The site includes a 7,500 s/f two-story office building in addition to a large parking lot and 12 boat slips.

Flaccomio said Staten Island Yacht Sales, which owned the Freeport building since 1978, is looking for a new, larger location on Long Island to fit the company's expansion.

The new yet undisclosed location will be the third for the boat sales/brokerage company that is headquartered in Staten Island, (32 Mansion Ave.) with a second location in Montauk at the Guerney's Montauk Yacht Club (32 Star Island Rd.).

"With new development projects opening in the Freeport area, this new residential hub is becoming one of the well desired living locations in all of Nassau County," said Flaccomio. "The site is perfect for a large catering venue, restaurant chain or another boat/sales/marina company coming to Long Island. There is no better location."

This future development is within walking distance of well known restaurants and recreational facilities allowing its future tenants access to one of best corridors on Long Island, according to Flaccomio.