

New Sale Pricing & Various Leasing Options

4025 Austin Blvd. - Island Park

5,310 SF +/- Building on .23 Acres +/- Lot

Beautifully Maintained Property With Main Road Exposure

Traffic Count: 36,000 Vehicles Daily



Confidential: Do Not Disturb – Showing by Appointment Only

Sale Price: ~~\$1,788,000~~

Now: \$1,725,000

Lease Price: (Various Size Options)

Call for Pricing

Taxes: \$36,169

For information and/or inspection call:

Exclusive Agent

Steven Epstein / 516.524.1353

sepstein@unitedrealtyinc.com

Property Particulars:

- **Size: 5,310 SF +/- Building on .23 Acres Lot +/-**
- **Leasing Size Options from 500 SF to 5,310 SF**
- **Currently Set Up with One-Third Offices, Plus Balance Warehouse Space**
- **Ceiling Height 14' Clear**
- **Parking: 10 Spaces On Site Plus Ample Street Parking**
- **Security Cameras and Alarmed**
- **2 Drive in Doors (Oversize)**
- **Divides for Multiple Tenants**
- **Separately Metered Gas & Electric**
- **Property to be Delivered Mostly Vacant with a Few Short Term Office Tenants**
- **Zoned Business Town of Hempstea**