

# For sale

Class A Medical / Office Space



## Property specifications

**Available space** Entire 1<sup>st</sup> floor: 20,000 SF  
Entire 2<sup>nd</sup> floor: 20,000 SF  
Lower level: 3,000 SF

**Sale price** Upon Request

- Building highlights**
- Unique full building opportunity
  - Excellent medical/office opportunity
  - Substantial exterior renovation recently completed
  - 5 per: 1,000 parking ratio
  - Existing 150 KVA backup generator
  - Connected to sewers
  - 1st floor on slab, suitable for high density radiological/MRI equipment
  - Real estate taxes: \$315,212
  - Lot size: 2.4480 Acres

- Location**
- Directly across from Eisenhower Park
  - Walking distance to Westbury LIRR - .04 miles away
  - Restaurants & shopping nearby, Samanea (formerly Source Mall) - .04 miles away
  - Both Hilton and Marriott Hotels located adjacent to the property

**875 Merrick Avenue  
Westbury, NY**

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# Potential floor plan

Entire 1<sup>st</sup> floor: 20,000 SF



Click or scan to watch  
3D virtual tour

