

**BERKSHIRE  
HATHAWAY**

LAFHEY  
INTERNATIONAL  
REALTY

COMMERCIAL SERVICES



628 Willis Ave.

626

PROFESSIONAL OFFICE

BUILDING  
FOR SALE

CHRISTIAN STAMBERG  
516 703 2300

TUMBLE WAS

RETAIL PROPERTY FOR SALE  
**626 WILLIS AVE**  
**WILLISTON PARK | NY**

CLICK TO VIEW  
ON WEBSITE



# PROPERTY SUMMARY

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Berkshire Hathaway Commercial Services is proud to offer for sale 626 Willis Ave in Williston Park, NY.

This property is 2,600 SF of Commercial space, offering versatility to accommodate various professions. The main level is filled with natural light, includes an entry waiting room, four nice sized offices, a full bathroom, and a handicap accessible bathroom. The finished basement has 7 ft ceilings, a large open conference room, two additional office rooms, one full bathroom, storage space, and a rear outside-out entrance.

Situated near the train station, courts, and hospital, convenience meets accessibility here. With plenty of drive-by traffic, your business is sure to benefit from prominent visibility.

Don't miss the opportunity to establish your presence in this prime location. Schedule a viewing today and envision your business thriving in this dynamic space!



ASKING PRICE

**\$678,000**

## PROPERTY INFORMATION

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BUILDING SIZE

**2,600 SF**

LOT SIZE

**0.03 AC**

STORIES

**2 (1,300 SF/FLOOR)**

YEAR BUILT

**1928**

TAXES

**\$10,479**

BATHROOMS

**2 FULL  
1 HANDICAP  
ACCESSIBLE**

PARCEL #

**2257-09-189-00-0159-0**

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# EXPENSES

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TAXES **\$10,479.01**

INSURANCE **\$1,120.00**

ELECTRICAL **\$1,416.00**

NATIONAL GRID **\$3,180.00**

**TOTAL EXPENSES: \$16,195.01**

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# AREA OVERVIEW



626 WILLIS AVE

MUNICIPAL LOT  
(22 SPOTS)

15,000+ VPD  
WILLIS AVENUE













# GUY CANZONERI

## MANAGING PARTNER

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#### *Disclaimer*

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