

## For Sale/Lease - Freeport, NY

### PRIME STATE-OF-THE-ART CONSTRUCTION

#### 1st Floor Retail Exposure

**70 S. Main Street – 5,000 sq. ft. Retail – Condo Space**

**Ideal Urgent Care & Other Medical Uses**



**Sale Price: \$1,550,000**  
**Lease: \$30 SF NNN**  
**Cam: \$25,512**  
**Taxes: \$33,730**

For information and/or inspection call:

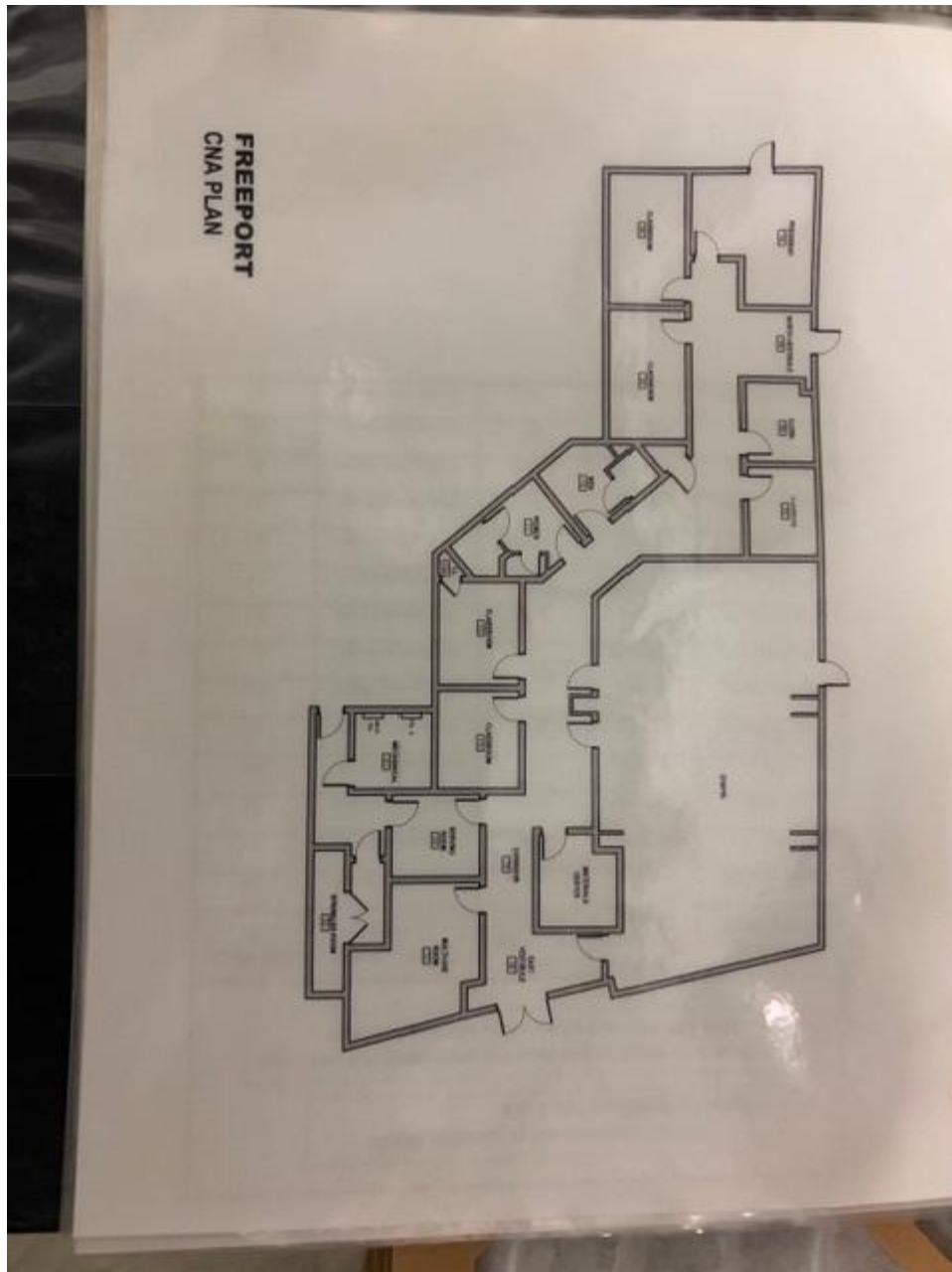
***Exclusive Agent:***

**Steven Epstein**  
**Real Estate Salesperson**  
**Direct: 516-524-1353**  
[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)

#### Property Characteristics:

- ◆ 5,000 sq.ft. 1<sup>st</sup> Floor with High Ceilings and Three Walls of Windows
- ◆ Formerly leased to Jesus Christ Latter Day Saints Church.
- ◆ 4 Separate Entrances – Front, Rear & Side
- ◆ Paved walkway from municipal parking lot in rear to Main Street
- ◆ 1 Block to LIRR
- ◆ Abundant parking
- ◆ Available Immediately

## Floor Plan 70 S. Main Street, Freeport



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