

# MEDICAL OFFICE BUILDING FOR SALE

## 29 BARSTOW RD

GREAT NECK, NY 11021



**ROZITA SOOMEKH**

Licensed Real Estate Broker

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| Offering Summary |                |
|------------------|----------------|
| Building Size    | 23,118 SF      |
| Lot Size         | 14,810 SF      |
| No. Of Units     | 25 Units       |
| Year Built       | 1973           |
| Cap Rate         | 6.23%          |
| NOI              | \$ 597,602.04  |
| Taxes            | \$ 179, 840.00 |

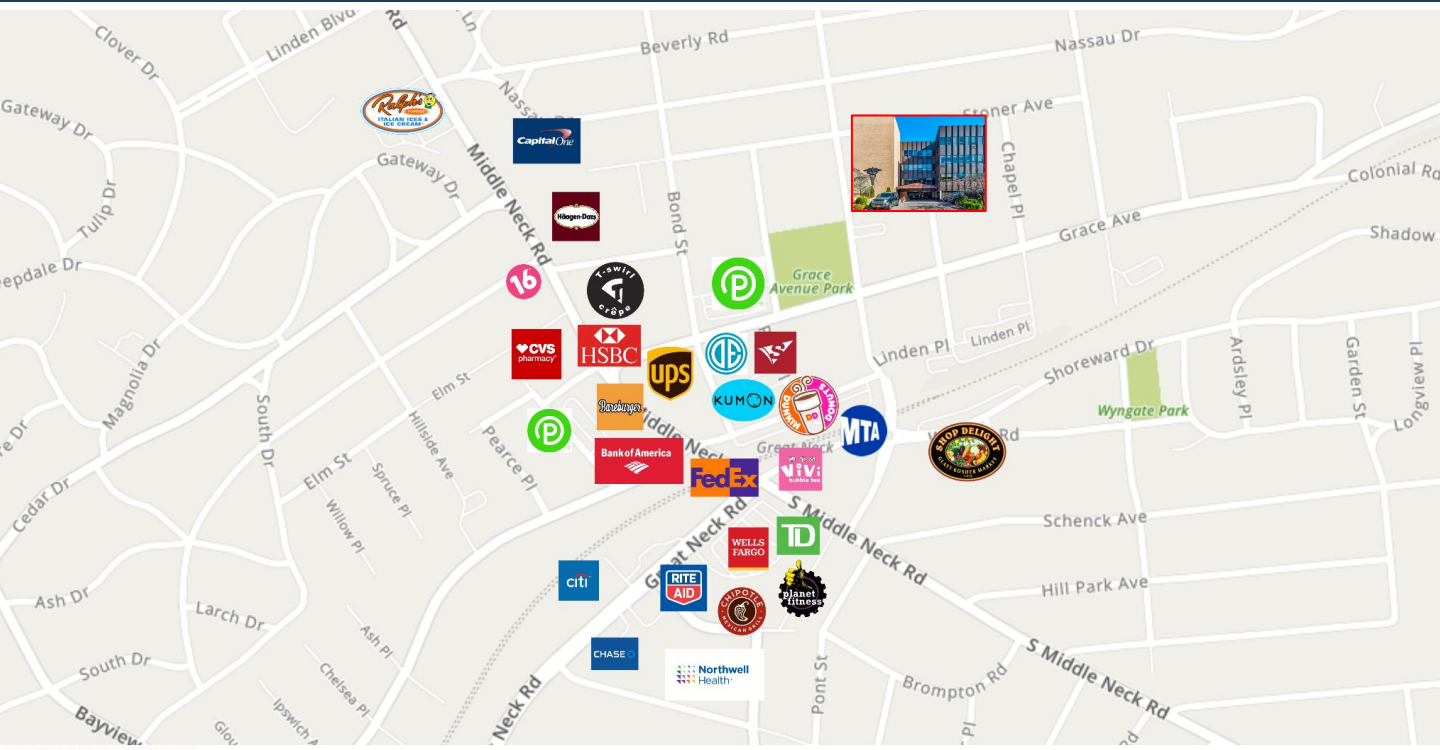
**Selling Price**  
**\$ 9,600,000.00**

## Medical/ Professional Office

A fantastic opportunity for investors looking to secure a property in a prime location with medical and professional office use. The property offers 23,118 Square Feet of space, perfect for a variety of commercial needs. Built in 1973, it has recently undergone remodeling and renovation, such as New Boiler, Roof, hallways with New paint, carpet and LED Lighting. Ensuring a comfortable and efficient space for tenants. For additional tenants’ convenience, all suites includes private bathrooms.

Situated in the heart of Great Neck Plaza , a well known area for its affluent population, excellent schools, and bustling business community. The area is highly desirable due to its proximity to the LIRR and town shopping, making it an ideal commercial spot for any kind of business. The property includes underground parking, providing secure and convenient access with valet parking to over 75 parking spaces. Additionally, with long-term tenants in place, the property offers a stable and reliable source of income for potential investors or owners.

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OTHER NOTABLE BUSINESSES IN THE AREA



### PROPERTY HIGHLIGHTS

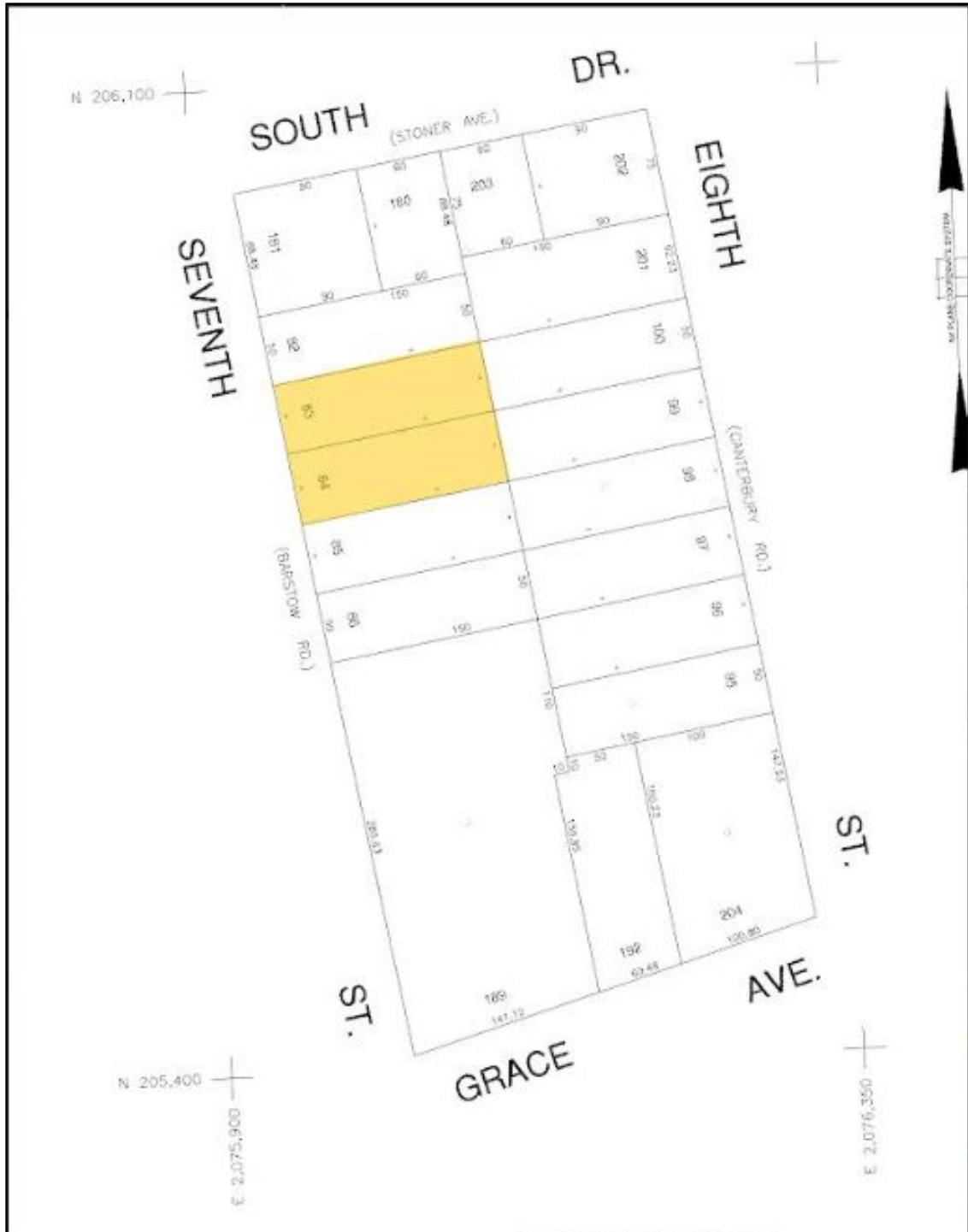
- Rare Investment Opportunity
- 75 Parking Spaces.  
3.24 Spaces Per 1000 SF
- Located In the Highly Desirable of Downtown Great Neck
- 0.3 MI from Great Neck LIRR
- Low Maintenance And High-Income Property
- Partially Occupied With Long Term Tenants
- On Site Super with 24 Hours Access to the Building

### Public Transportation

| COMMUTER RAIL      | DISTANCE |
|--------------------|----------|
| Great Neck Station | 0.3 mi   |



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|               |  | SPECIAL DISTRICTS |    |
|---------------|--|-------------------|----|
| DIST          |  | DIST              |    |
| POLICE        |  | PUBLIC PARKING    |    |
| County Police |  |                   |    |
| WATER         |  | SEWER             |    |
|               |  |                   |    |
| DRAINAGE      |  | PARK              |    |
|               |  | Streets           | 37 |
| USDA/EL       |  | IMPROVEMENT       |    |
| AVR           |  |                   |    |
|               |  | DESIGN            |    |
|               |  | SPECIAL DISTRICT  |    |
|               |  | WITHIN            |    |

# GREAT NECK

NEW YORK

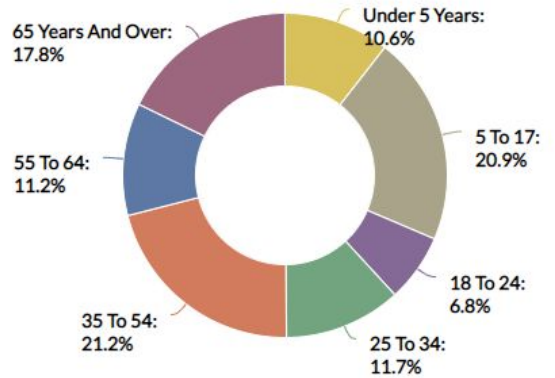


Great Neck is a region on Long Island, New York, that covers a peninsula on the North Shore and includes 9 villages, such as the villages of Great Neck, Great Neck Estates, Great Neck Plaza, Kings Point, and Russell Gardens, and a number of unincorporated areas, as well as an area south of the peninsula near Lake Success and the border territory of Queens.

TOTAL POPULATION

±11,000

## Age Demographic



## MEDIAN HOUSEHOLD INCOME



SCAN TO VIEW  
ALL OUR LISTINGS

