

FOR SALE

Fully Built Out Medical Building

73 Glen Cove Road, Greenvale, N.Y. 11548 (Just North of Northern Blvd)

**Brown
Harris
Stevens** **Bold
Honest
Smart**



DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com

**Brown
Harris
Stevens** Commercial
Services

Brown Harris Stevens Commercial Real Estate, LLC
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

PLOT SIZE: 7,928 ± Square Feet (.182 acre)
Section 20 Block 372 Lot 60

BUILDING SIZE: 2,648 Square Feet

ZONING: Business B-A

YEAR BUILT: 1990

UTILITIES: -Full HVAC – Gas fired units

PARKING: -Private lot for 13± cars & ample permit parking in municipal lot

COMMENTS:

- Full security system in building
- Excellent signage and visibility on heavily trafficked Route 107 (Glen Cove Rd)
- Easy access from Long Island Expressway and Northern State Parkway

DESCRIPTION: Fully built-out space.

REAL ESTATE TAXES: \$20,436 ±

PURCHASE PRICE: Upon Request

PRESENTLY DIVIDED FOR 2 USERS – ENDODONTICS & PERIODONTICS

Endodontics

-Waiting Room – 10 People
-Reception – 2 People
-3 Exam Rooms – 3 People
-1 Consultation Room with private bathroom
-Office
-Lab
-Storage
-Handicapped Bathroom

Periodontics

-Waiting Room – 6 People
-Reception – 2 People
-4 Exam Rooms – 4 People
-1 Consultation Room
-Office
-Lab
-Storage
-Handicapped Bathroom
-Handicapped Bathroom

For Further Information & Inspection:

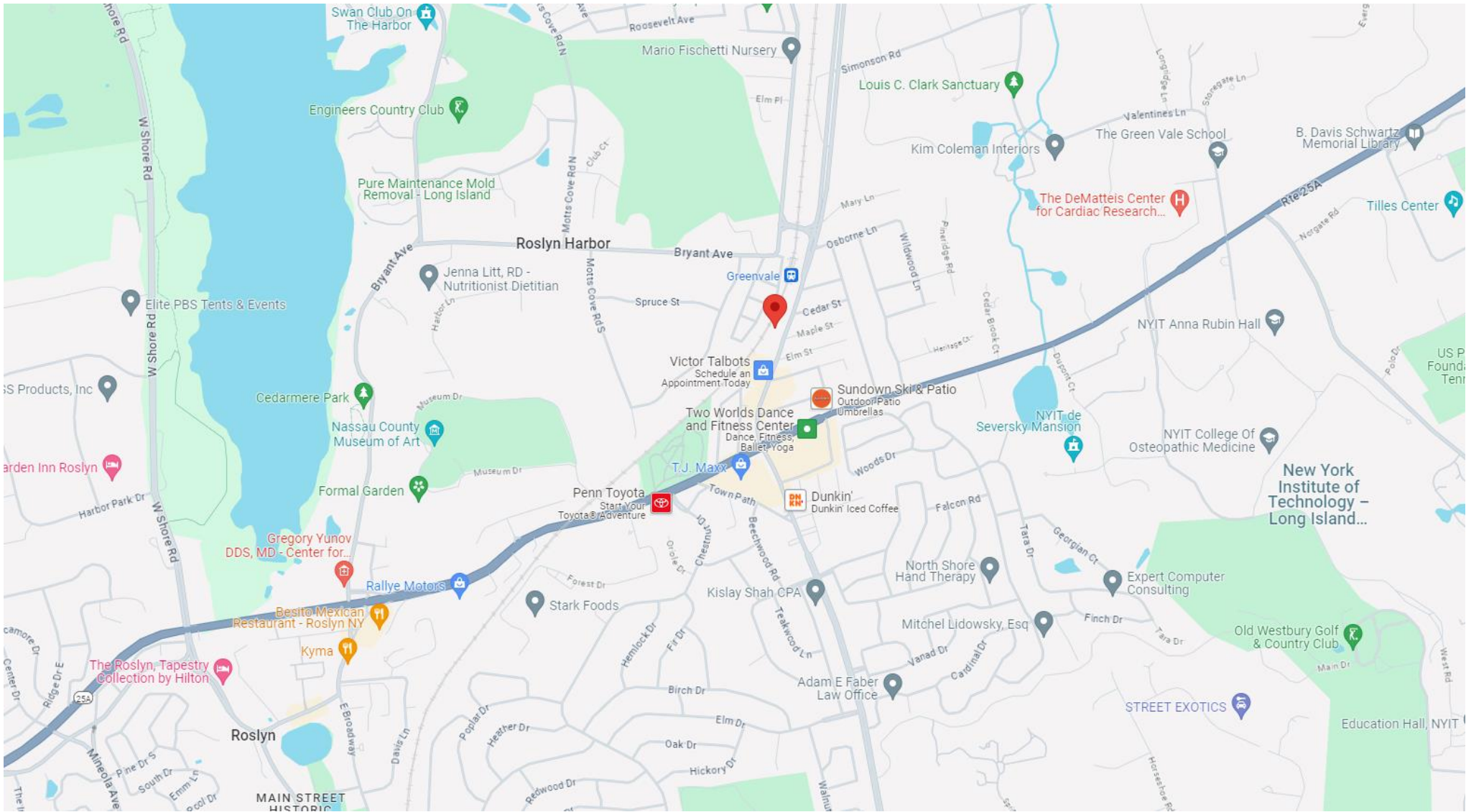
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