



East Mineola Ave

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E Valley Stream Blvd  
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**FOR SALE ± 5,000 SF**

**97 EAST VALLEY STREAM BLVD.  
VALLEY STREAM, NY**



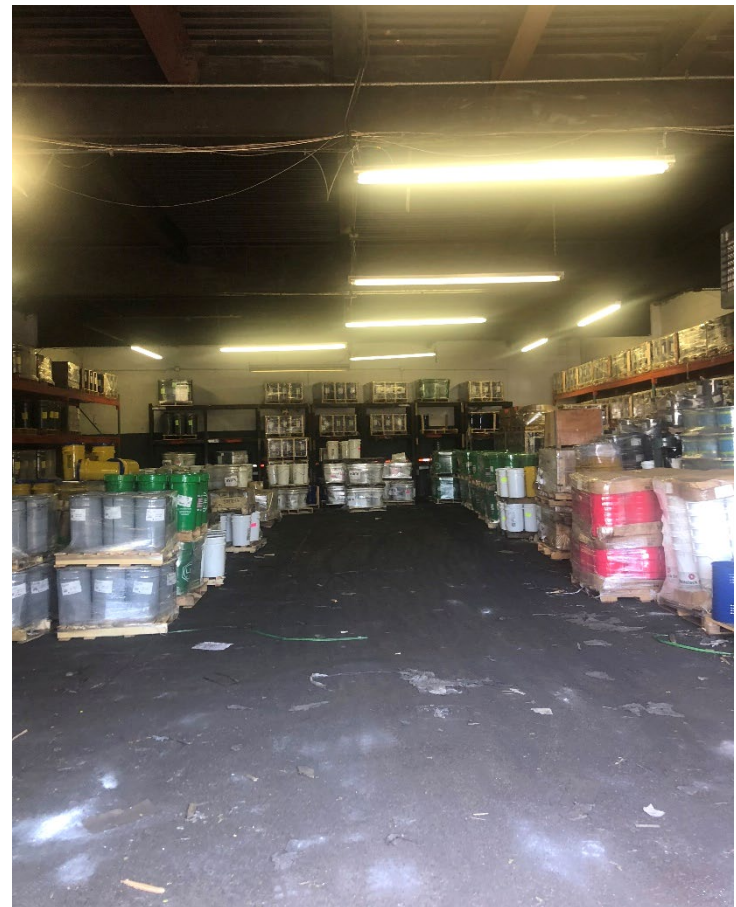
# 97 EAST VALLEY STREAM BLVD

## VALLEY STREAM, New York

Building Size	± 5,000 SF
Plot	± 0.12 Acre
Office Area	± 1,000 SF (Second Floor)
Clear Height	14' Clear
Loading	1 Drive In
Power	400 Amps
Real Estate Taxes	\$32,394 / \$6.48 PSF
Asking Sale Price	\$1,000,000 / \$200.00 PSF

### Property Highlights

- Western Nassau County location
- Column Free Space
- Close proximity to Sunrise Highway, the Cross Island Parkway and JFK International Airport

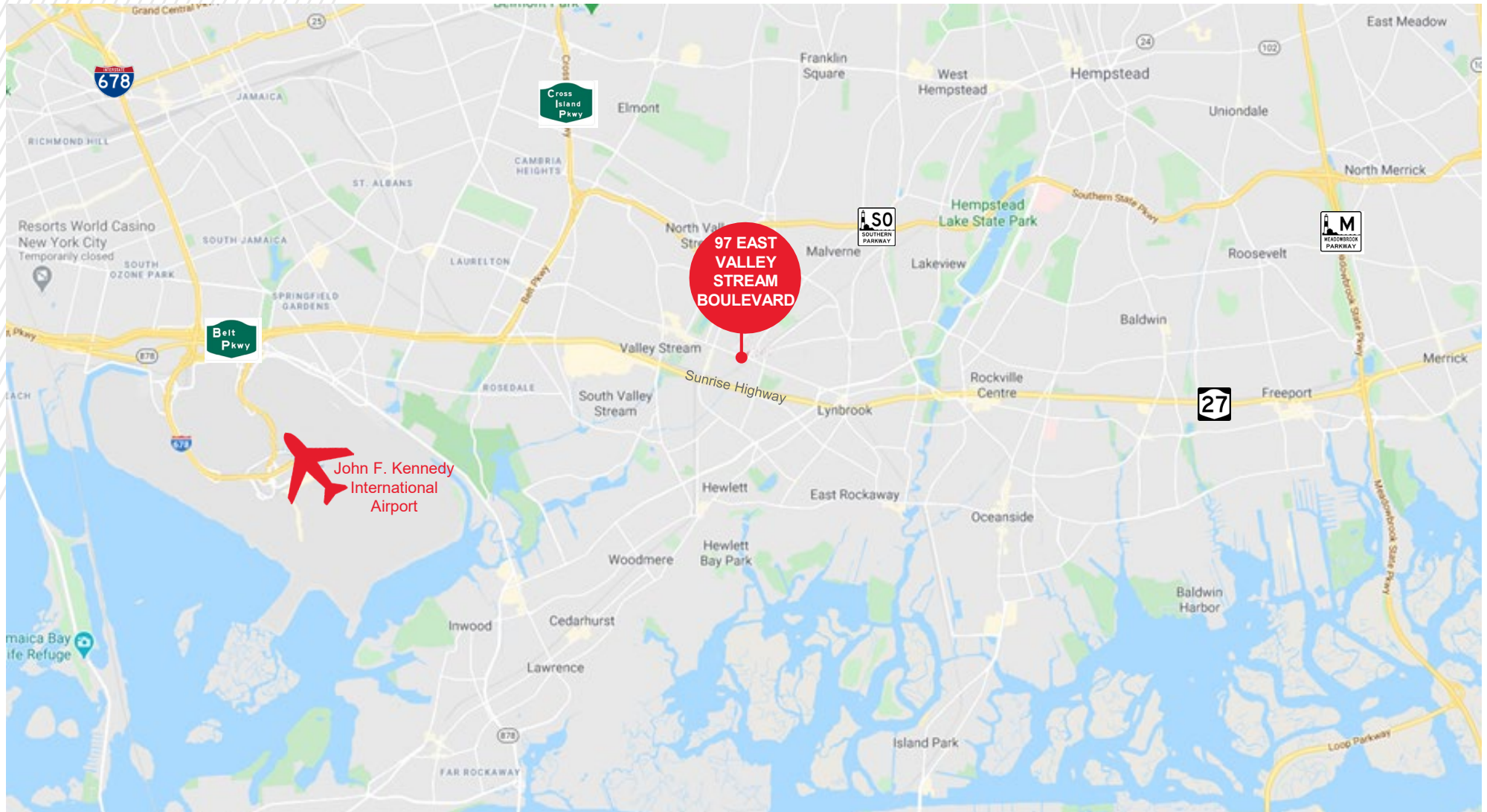


A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a closing and transfer of title between our principal and purchaser. (A copy of the rates and conditions referred to above are available upon request.)

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VALLEY STREAM, New York

Location Map



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For further information, please contact Exclusive Agents:

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