

**87 BETHPAGE RD. HICKSVILLE, NEW YORK**



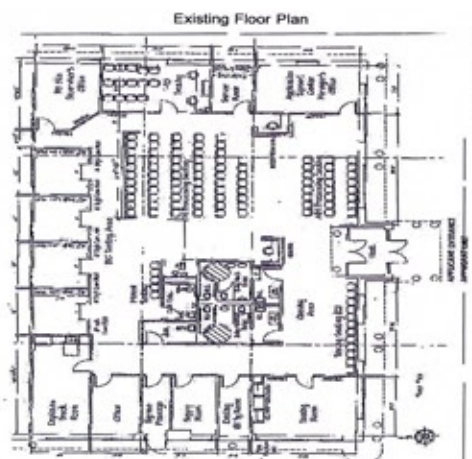
## **IDEAL MEDICAL / URGENT CARE SPACE FOR SALE OR LEASE IDEAL FOR USER/INVESTOR**

<b>Total Building Size:</b>	13,300 SF
<b>Available Space:</b>	6,100 SF for User
<b>Parking:</b>	Approx. 5.00/1,000
<b>Utilities:</b>	Gas Heat
<b>Communications:</b>	T1, Lightpath, Optimum Online
<b>Possession:</b>	Arranged
<b>Sewers:</b>	Yes
<b>Taxes:</b>	\$6.55 psf

**55% of the Building is Leased  
to Credit Tenant Through 2028  
Rent Roll Furnished Upon  
Submission of Competitive Offer**

### **Prime Office Space, Upscale Interior Finish**

- Conveniently Located Near the Long Island Expressway (Exit 41)
- Main Road Signage
- Private Bathrooms
- Front Unit Available for User
- Separate Utility Meters



**Lease Price: \$32.00 NNN**  
**Please Call For Sale Information**

A  
Park Place  
**EXCLUSIVE**  
Property

## **Exceptional SALE or LEASE OPPORTUNITY**



**INSPECTION BY APPOINTMENT ONLY**  
**DAVID F. CHINITZ • EXCLUSIVE AGENT**

Licensed Real Estate Broker

Phone: **631-261-4900**

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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate.

No representation as to the validity of the information or the condition of the property is being represented