

87 BETHPAGE RD. HICKSVILLE, NEW YORK



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

Total Building Size:

13,300 SF

Available Space:

6,100 SF for User

Parking:

Approx. 5.00/1,000

Utilities:

Gas Heat

Communications:

T1, Lightpath, Optimum Online

Possession:

Arranged

Sewers:

Yes

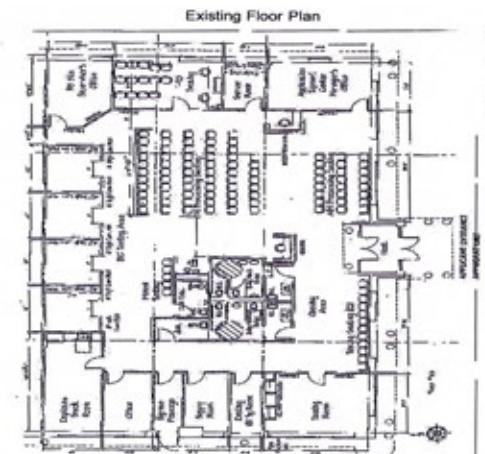
Taxes:

\$6.55 psf

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

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



Lease Price: \$32.00 NNN

Please Call For Sale Information



Exceptional **SALE or LEASE OPPORTUNITY**



INSPECTION BY APPOINTMENT ONLY

DAVID F. CHINITZ • EXCLUSIVE AGENT

Licensed Real Estate Broker

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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