

EXCLUSIVE
**BERKSHIRE
HATHAWAY**

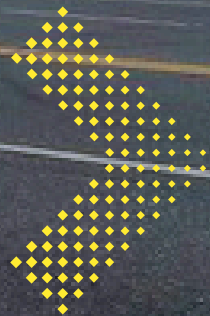
LAFFEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

FOR SALE

40 E Merrick Rd

VALLEY STREAM | NY



PROFESSIONAL OFFICE BUILDING



12,000
SF

\$3,550,000

~~\$3,600,000~~
ASKING PRICE

Disclaimer
The information herein does not constitute an offer, representation, or warranty, and Berkshire Hathaway Home Services cannot and does not guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.

BERKSHIRE HATHAWAY | LAFHEY INTERNATIONAL REALTY

COMMERCIAL SERVICES

EXECUTIVE SUMMARY

We are proud to present an exclusive Office Building located at 40 E Merrick Rd, Valley Stream. This impressive property offers a unique building size of 12,000+/- square feet. All newly renovated One-story Professional Office Building. 23 car parking plus plenty of municipal parking. The building is currently set up as 10 offices each with a brand new bathroom, building is ADA accessible. A new owner can expect an easy transition into a well-cared for building.

This property is strategically located in Valley Stream, NY which is between the thriving business districts of Lynbrook and Queens. In addition, the subject property is located near Southern State Parkway and the Cross Island Parkway, making it very accessible for all customers, tenants, and employees alike.

Perfectly sized for either a multi-tenant building, corporate headquarters, or a combination of both.

Please reach out today if you are interested in discussing this opportunity further.



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INVESTMENT OVERVIEW

LOT SIZE	0.50 AC
BUILDING SIZE	12,000 SF
AVERAGE FLOOR	4500 SF
YEAR BUILT	1943
PARKING	23 SURFACE SPACES
STORIES	1
HVAC	All New Unit
ZONING	Medical/Professional

IN BETWEEN
LYNBROOK



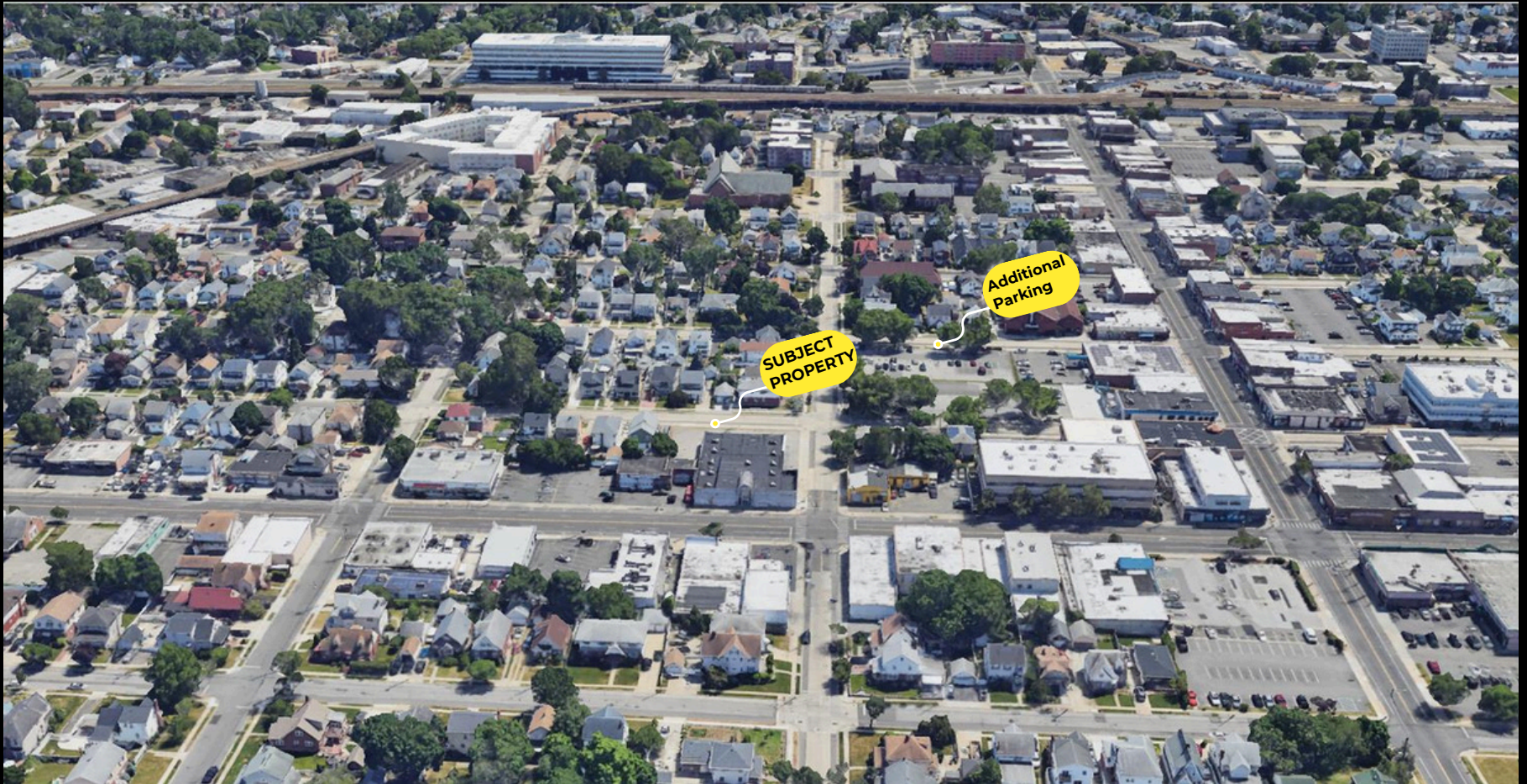
QUEENS
BUSINESS DISTRICTS

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AREA MAP



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PHOTOS



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COMMERCIAL SERVICES



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**BERKSHIRE
HATHAWAY**

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