

# For sale

Class A Medical / Office Space



## Property specifications

### Available space

Entire 1<sup>st</sup> floor: 20,000 SF  
Entire 2<sup>nd</sup> floor: 20,000 SF  
Lower level: 3,000 SF

### Sale price

Upon request

### Building highlights

- Unique full building opportunity
- Excellent medical/office opportunity
- Substantial building renovations possible
- Building signage available
- 5 per: 1,000 parking ratio
- Existing 150 KVA backup generator
- Connected to sewers
- 1st floor on slab, suitable for high density radiological/MRI equipment
- Real estate taxes: \$269,542
- Lot size: 2.4480 Acres

### Location

- Directly across from Eisenhower Park
- Walking distance to Westbury LIRR - .06 miles away
- Restaurants & shopping nearby, Samanea (formerly Source Mall) - .04 miles away
- Both Hilton and Marriott Hotels located adjacent to the property

**875 Merrick Avenue  
Westbury, NY**

**Michael Aievoli**

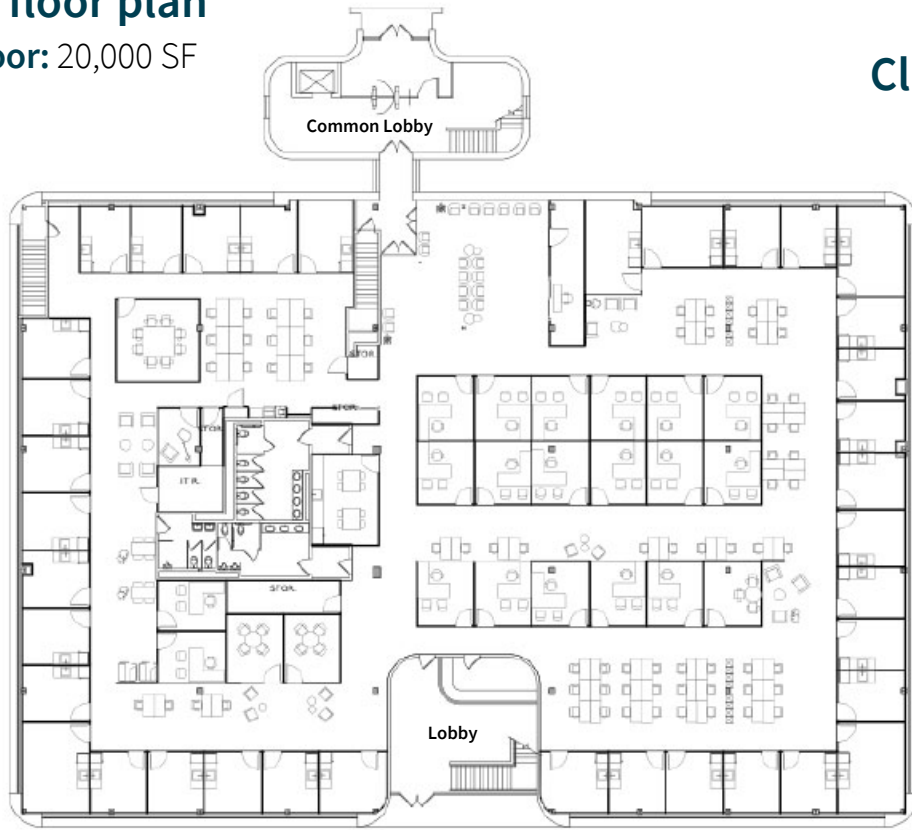
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# Potential floor plan

Entire 1<sup>st</sup> floor: 20,000 SF



Click or scan to watch  
3D virtual tour

