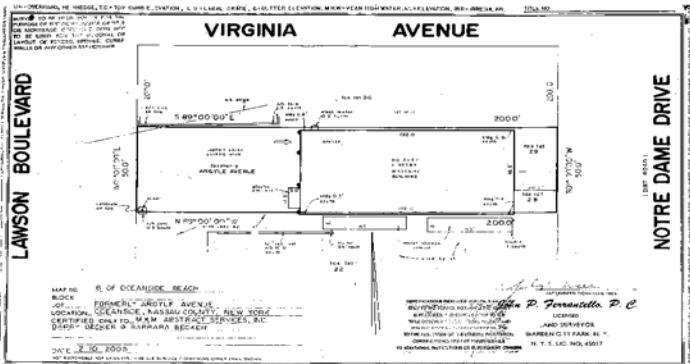
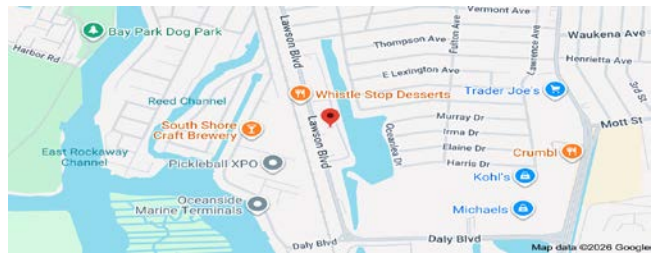


FOR SALE

**3477 LAWSON BOULEVARD
OCEANSIDE, NEW YORK**



**FOR INFORMATION AND INSPECTION,
PLEASE CALL, EXCLUSIVE AGENTS:**

JOSHUA BROTTOR AMOS BROTTOR
jbrottor@douglaspayton.com

(516) 829-7400

DOUGLAS, PAYTON & COMPANY, INC. 505 NORTHERN BOULEVARD, GREAT NECK, NEW YORK 11021

COMMERCIAL REAL ESTATE SERVICES

All information is submitted subject to errors, omissions, change of rental price, sale price, or other conditions, prior sale, lease or financing, or withdrawn from the market with out notice.

BUILDINGS SIZE:

5,039 +/- SQ. FT.

LOT SIZE:

10,000 +/- SQ. FT.

SALE PRICE:

\$1,900,000

TAXES:

\$27,629.69

CEILING HEIGHT:

17'6"-18'+/- CEILINGS

POWER:

400 AMPS

HEAT:

GAS

AIR-CONDITIONING:

AIR-CONDITIONED OFFICE
SPACE

LOADING:

ONE OVERHEAD, A SECOND
OVERHEAD DOOR COULD BE
ADDED

COMMENTS:

- OFF STREET LOADING
- NEW ROOF ON BUILDING
- PRIVATE PARKING LOTS (TWO)
- CLOSE LIRR
- NEW ROOF ON BUILDING