

**ASKING PRICE: \$750,000****Reduced!****CONDO UNIT DETAILS:**

|                  |                      |
|------------------|----------------------|
| CONDO SIZE:      | +/- 2,500 SF         |
| ZONING:          | INDUSTRIAL           |
| OFFICE SPACE:    | +/- 500 SF           |
| CEILING HT:      | +/- 16' CLEAR        |
| BATHROOMS:       | Two (2)              |
| LOADING:         | 1 (14'x12") DRIVE IN |
| HEAT:            | GAS                  |
| POWER:           | 200 AMPS / 3 PHASE   |
| PARKING:         | SUFFICIENT           |
| RE TAXES (2024): | \$6,117 /YR          |
| CAM:             | \$312.00 /MONTH      |

**CONDO UNIT**

- THIS UNIT IS LOCATED IN BUILDING 1531-1563 (LINCOLN PLAZA 1), A MULTI-TENANTED INDUSTRIAL-WAREHOUSE BUILDING THAT SITS ON A 5 ACRE LOT.
- 24/7 ACCESS
- SIGNAGE
- LOCATED JUST NORTH OF VETERANS MEMORIAL HWY (RTE 454) BETWEEN SUNRISE HWY. AND LONG ISLAND EXPY. CLOSE TO LIRR AND LI MACARTHUR AIRPORT.

For further information or to arrange an inspection, please contact broker(s):

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