

FOR SALE | +/- 800 SQUARE FOOT OFFICE/RETAIL BUILDING

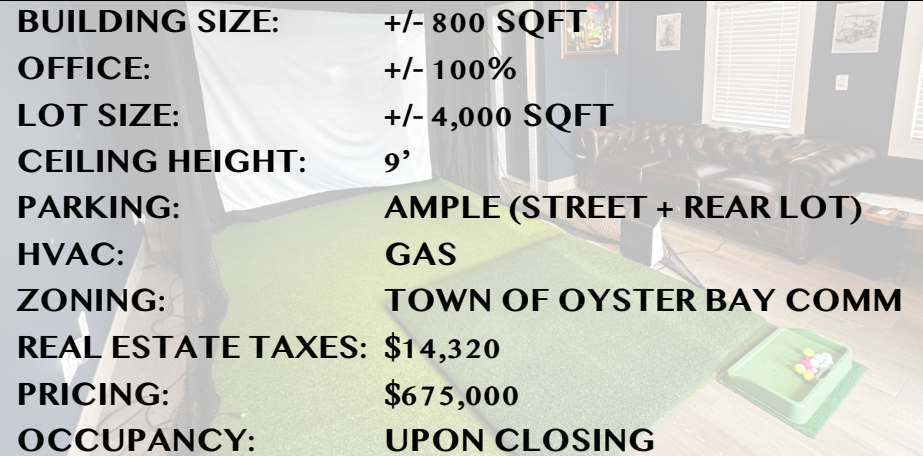


5514

5514

**RECENTLY RENOVATED - TURNKEY OPPORTUNITY**  
**PERFECT FOR CONTRACTORS OR PROFESSIONAL SERVICES**

**PROPERTY HIGHLIGHTS:**



<b>BUILDING SIZE:</b>	<b>+/- 800 SQFT</b>
<b>OFFICE:</b>	<b>+/- 100%</b>
<b>LOT SIZE:</b>	<b>+/- 4,000 SQFT</b>
<b>CEILING HEIGHT:</b>	<b>9'</b>
<b>PARKING:</b>	<b>AMPLE (STREET + REAR LOT)</b>
<b>HVAC:</b>	<b>GAS</b>
<b>ZONING:</b>	<b>TOWN OF OYSTER BAY COMM</b>
<b>REAL ESTATE TAXES:</b>	<b>\$14,320</b>
<b>PRICING:</b>	<b>\$675,000</b>
<b>OCCUPANCY:</b>	<b>UPON CLOSING</b>



ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED. INTERESTED PARTIES SHOULD CONDUCT THEIR OWN INDEPENDENT VERIFICATION.



FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, CONTACT BROKERS:

**LUCIANO OLIVERIO**

PRESIDENT

c: (516) 852-3757

e: [luciano@summitcregroup.com](mailto:luciano@summitcregroup.com)

**JACK SCHIRTZER**

ASSOCIATE

c: (631) 905-9837

e: [jack@summitcregroup.com](mailto:jack@summitcregroup.com)

**ANDREW YANEZ**

ASSOCIATE

c: (631) 305-0401

e: [andrew@summitcregroup.com](mailto:andrew@summitcregroup.com)

**SUMMIT CRE GROUP**

200 BROADHOLLOW RD, SUITE 201

MELVILLE, NEW YORK 11747

631-834-6146

[WWW.SUMMITCREGROUP.COM](http://WWW.SUMMITCREGROUP.COM)