



## FOR SALE / LEASE

### PROPERTY DETAILS:

<b>BUILDING SIZE:</b>	<b>+/- 3,500 SF</b>
<b>STORIES:</b>	<b>TWO (2)</b>
<b>YEAR BUILT:</b>	<b>1951</b>
<b>LOT SIZE:</b>	<b>+/- 0.09 ACRES</b>
<b>PARCEL ID:</b>	<b>SEC: 9; BLOCK: 339; LOT: 8, 92</b>
<b>ZONING:</b>	<b>BUS-1 (TOWN OF N. HEMPSTEAD)</b>
<b>HEAT:</b>	<b>GAS</b>
<b>AIR CONDITIONED:</b>	<b>FULLY</b>
<b>SEWERED:</b>	<b>YES</b>
<b>PARKING:</b>	<b>AMPLE</b>
<b>FRONTAGE:</b>	<b>45' ON JERICHO TPKE.</b>
<b>RE TAXES (2024/25):</b>	<b>\$19,368.63 /Yr</b>

**SALE: \$1,400,000**

**LEASE: \$5,000 /Mo GROSS**

### MEDICAL / OFFICE BUILDING

- **TWO-STORY BUILDING WITH 1,750SF BASEMENT (NOT INCLUDED IN SQ. FTG.).**
- **GREAT VISIBILITY ON HEAVILY TRAVELED JERICHO TPKE.**
- **SIDE AND REAR PARKING**
- **EASILY ACCESSIBLE TO MEADOWBROOK PKWY. AND NORTHERN STATE PKWY.**
- **NEARBY HOSPITALS (WINTHROP), LIRR STATIONS, SHOPPING CENTERS, NATIONAL RETAILERS AND RESTAURANTS.**
- **SECOND FLOOR AND BASEMENT ARE CURRENTLY LEASED OUT ON A MONTH-TO-MONTH BASIS. BUILDING CAN BE DELIVERED VACANT.**

*User / Investor Opportunity!*

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

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