

# INVESTMENT OPPORTUNITY



## Exclusive for **SALE:** **1 CROSSWAYS PARK DRIVE, WOODBURY, NY**

**Building Size: 22,054 SF Office/Warehouse**

**Asking Sale Price: \$4,550,000**

**Lot Size: 1 Acre**

**RE Taxes: Approx. \$140,000**

### **COMMENTS**

- **Newly renovated facade**
- **Separate exterior private entrances**
- **Monument signage available**
- **Converted corner location**
- **Parking: 44 surface spaces & 25 covered**
- **Located directly off of Route 135 at exit 44 on the L.I.E.**
- **Outside private patio area**
- **800 amp power**
- **500 SF of basement storage available**



*For further information, please contact:*

**Harris Rousso**

Executive Managing Director

516-547-0342

[hrousso@resltd.com](mailto:hrousso@resltd.com)

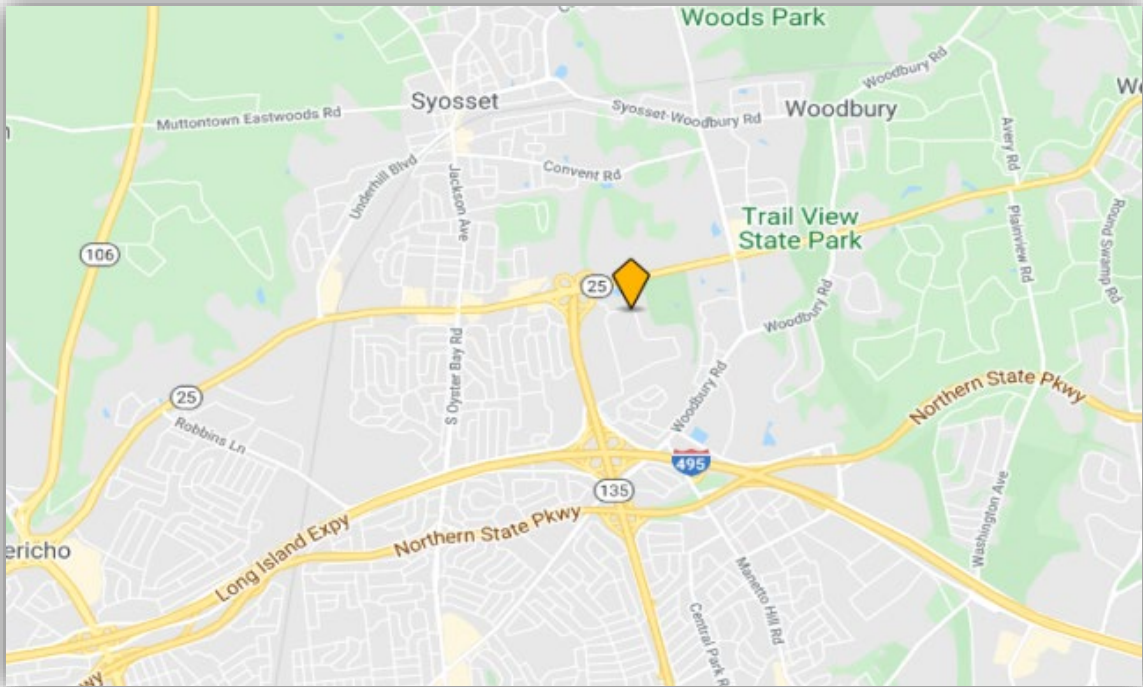


**Real Estate Strategies, Ltd.**

**500 North Broadway • Suite 165 • Jericho • New York • 11753 • P: 516-942-8300 • F: 516-942-8311**

All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

# Location Maps



Real Estate Strategies, Ltd.

All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.