

## 3,779 SF of Retail and Office Space for Lease 440 West Merrick Rd, Valley Stream, NY 11580



### Property Highlights:

#### First floor:

1,694 SF of retail space available for lease; rental rate \$35 PSF/Yr. modified gross, \$4,940 a month. Two parking spaces for the tenant. Next to luxury motors dealership. Close to public transportation and Hwy.

#### Second floor

2,085 SF of office space available for lease; rental rate: \$20 PSF/Yr. modified gross, \$3,475 a month. Two parking spaces and separate entrance for the tenant.

The use of gathering, event, church and auto dealership are not allowed due to building permit restriction. The space needs renovation work before move-in.

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