



FOR SALE

ASKING \$1,395,000

OFFICE / RETAIL BUILDING DETAILS:

Building Size:	+/- 2,500 SF
Lot Size:	+/- 0.14 Acres
Parcel ID:	Sec: 195; Block: 04; Lot: 064
Zoning:	C6 (Office or Retail)
RE Taxes (2020/21):	\$7.88 PSF
Air Conditioning:	Fully
Frontage:	60' on Detroit Rd 48' on Walt Whitman Rd

PROPERTY HIGHLIGHTS

Corner location with great visibility on heavily traveled Broadhollow Rd / Rte 110. Will be delivered vacant - Great Owner-User / Investor Opportunity!
One-of-a-kind wood frame design rises above the suburban landscape surrounding it
Renovated, insulated garage/storage building at rear, two adaptable floors
Located just two blocks south of Jericho Tpke on West Walt Whitman Rd (Rte 110), across from the Walt Whitman Shops and minutes from the Long Island Expy. and Northern State Pkwy.

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

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