

OFFICE BUILDING FOR SALE OR LEASE



BUILDING HIGHLIGHTS	
Total Building Size: +/- 8,697 SF	
Available Space	
First Floor:	
1B: +/- 1,050 SF	
Second Floor:	
2B: +/- 887 SF	
2C: +/- 455 SF	
2D: +/- 698 SF	
2F: +/- 267 SF	
Contiguous Space +/- 2,307 SF with kitchenette	
Leased Spaces:	
Avid Waste: +/- 1,760 S	
Dr. Citriniti: +/- 1,100 SF	
Northwell Health: +/- 1,000 SF	
Wilks Hearing Center: +/- 600 SF	
USER-INVESTOR OPPORTUNITY	
Rent Roll Available for Qualified Purchasers	
Current Gross Annual Income: +/- \$146,115.07	
Projected NOI: +/- \$200,000	
Taxes: +/- \$77,783.41 (\$8.94 psf)	



**CLICK HERE FOR
VIDEO TOUR**

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

GARY J. CHIMERI
PRESIDENT
(516) 286-5177
GCHIMERI@PARAMOUNTPG.COM

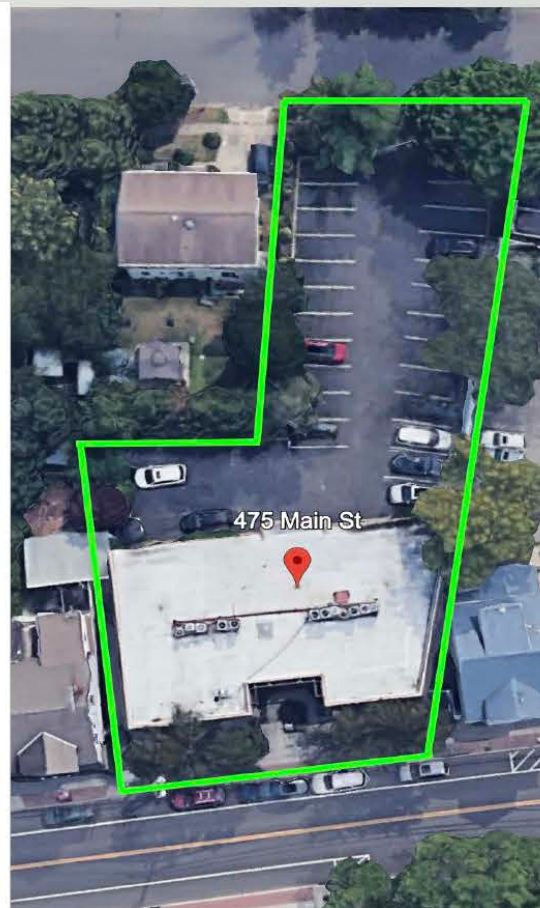
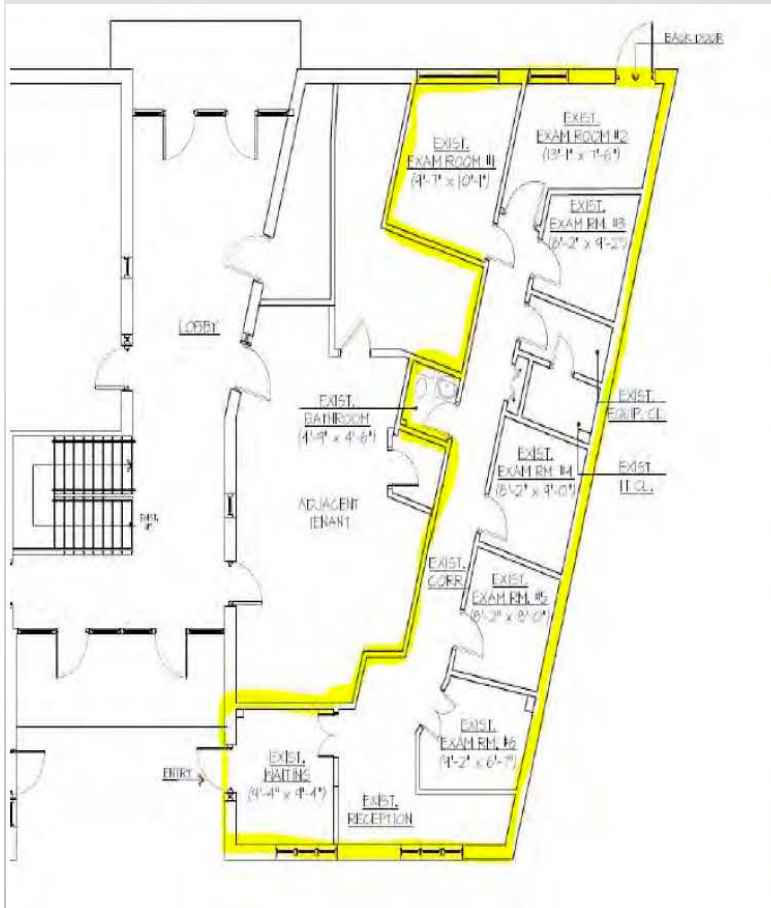
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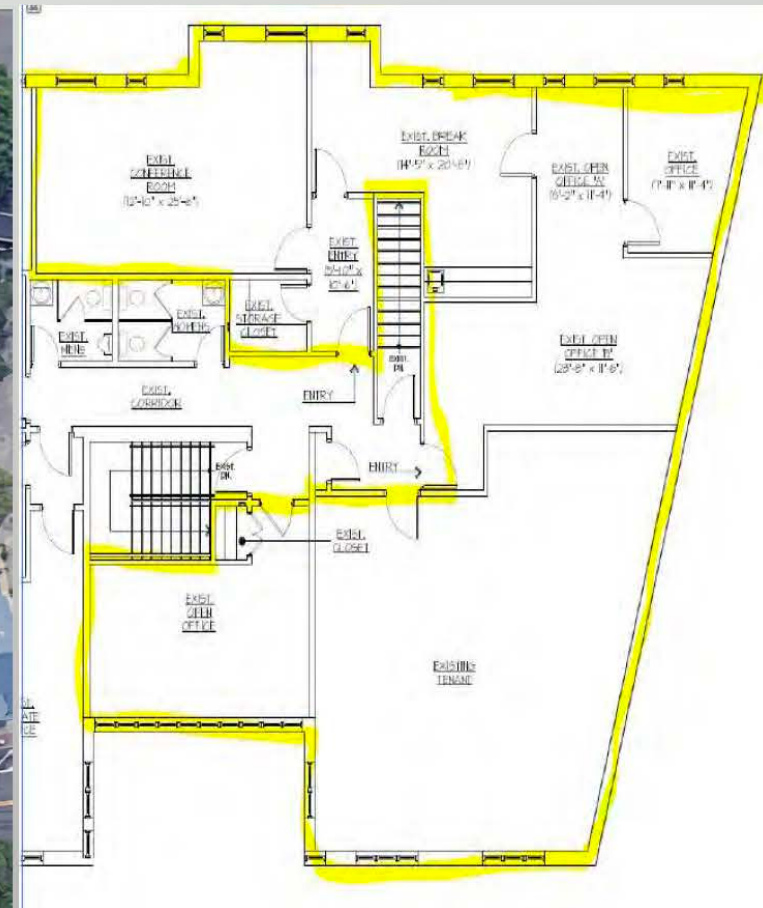
PARAMOUNT PROPERTIES GROUP

171 ALLEN BOULEVARD
FARMINGDALE, NY 11735
(631) 414-7878
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First Floor (+/- 1,050 SF)



Second Floor (+/- 2,297 SF)



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