

For Sale – 6,178 SF +/- Two-Story Commercial Building

Bellmore, NY - 607 Sunrise Highway (60 Feet Frontage)

With Passenger Elevator (Plus Lower Level Storage)

**Highly Visible with 60,000 Vehicles
Traffic Count Per Day Plus LIRR**

Property Particulars

- 6,178 SF +/- Two-Story Commercial building on 10,198 SF +/- Lot (.23 Acres)
- Plus Partial Storage Basement of 1,188 SF +/- Consisting Of:
 - 1st Floor – 3,089 SF +/- Showroom
 - 2nd Floor – 3,089 SF +/- Offices & Showroom
2nd Floor Office Space Partially Rented Through Sept. 2026 to tenant in Approx. 1,700 SF +/- paying \$5,000 Mo. Gross
 - Lower Level – 1,188 SF +/- Storage
- Electric: Two (2) 200 Amp Services
- Gas Heat
- Full HVAC – Both Levels
- Fully Alarmed and Security Cameras
- Ceiling Height: 10-12 Feet +/-
- Parking: 14 Cars +/- on Site Plus Street
- Passenger Elevator
- Zoned Business Town of Hempstead
- Local Neighboring Businesses Include:
P.C. Richard, Harley Davidson, National Grid



Sale Price: \$1,788,000

Taxes: \$70,733

Available Immediately

For additional information and to arrange inspection call:

Exclusive Agent:

Steven Epstein

Real Estate Salesperson

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