

Prime Site for Sale

Hewlett, NY

1744 Rockaway Avenue

5,862 SF +/- Commercial Mixed-Use Building

First Time Offered



5,862 SF +/- – Part 2-Story Building on 7,970 SF +/- Lot

Sale: \$1,988,000

Taxes: \$29,590

Available: Immediate

For additional information and/or inspection call:

Exclusive Agent:

Steven Epstein / 516.524-1353

sepstein@unitedrealtyinc.com

Property Particulars:

- 1st Floor – 5,075 SF +/- (divides – 2 units) consisting of warehouse/offices
- 2nd floor – 787 SF +/- 2 bedroom apartment
- Separately metered gas and electric
- Can be ideal for user/investor
- Drive-in door
- 200 Amps electric
- Zoned: Business X
- Gated yard
- Full HVAC
- Fully sprinklered and alarmed
- Can be delivered vacant or partially rented