

## 3 UNITS AVAILABLE FOR LEASE IN PROFESSIONAL OFFICE/MEDICAL BUILDING IN THE HEART OF AMITYVILLE

193-199 Broadway, Amityville, NY 11701



### PROPERTY DESCRIPTION

If you're going to be in ever growing and developing town of Amityville this is the location you want to be. Join other professional and medical businesses , just steps from the LIRR station.

#### 3 professional/medical/office units available

- **Unit #1 - 1,250 SF:** Front facing Broadway. Formerly Family Doctor's Office.
- **Unit #2 1,250 SF:** Front Facing Broadway. Formerly Dermatology Office. Recently Renovated.
- **Unit #3 - 750 SF:** Rear facing Parking Lot . Formerly Podiatrist Office.

**Other tenants include:** Dentist, Veterinarian, Insurance office  
Existing Tenants and those that recently vacated have been at the prospered at this property for many years .

### PROPERTY HIGHLIGHTS

- **ALL UNITS HAVE:** Front or rear windows, Private entrance, Separate Heat/HVAC, Private Reception area, Partitioned offices and, Shared Parking for 21 Car in the rear of Building.
- **On-Site Parking** – Convenient rear parking for tenants and visitors.
- **Prime Location** – Minutes from hospitals, LIRR, major highways, eateries, banks, and parking.

### OFFERING SUMMARY

Lease Rate:	Call for Details
Unit 1 - Available SF:	+/- 1,250 SF
Unit 2 - Available SF:	+/- 1,250 SF
Unit 3 - Available SF:	+/- 750 SF
Lot SF:	15,195 SF
Building SF:	8,200 SF
Lot SF:	15,096 SF
Buildings:	2 Adjacent Bldg
Stories:	1
Year Built:	1965
Parking:	Rear

### CONTACT EXCLUSIVE AGENT

#### EITAN HAKAMI

Associate Real Estate Broker  
Direct: (917) 716-7751  
ehakami@greiner-maltz.com

#### JONATHAN ROTHSTEIN

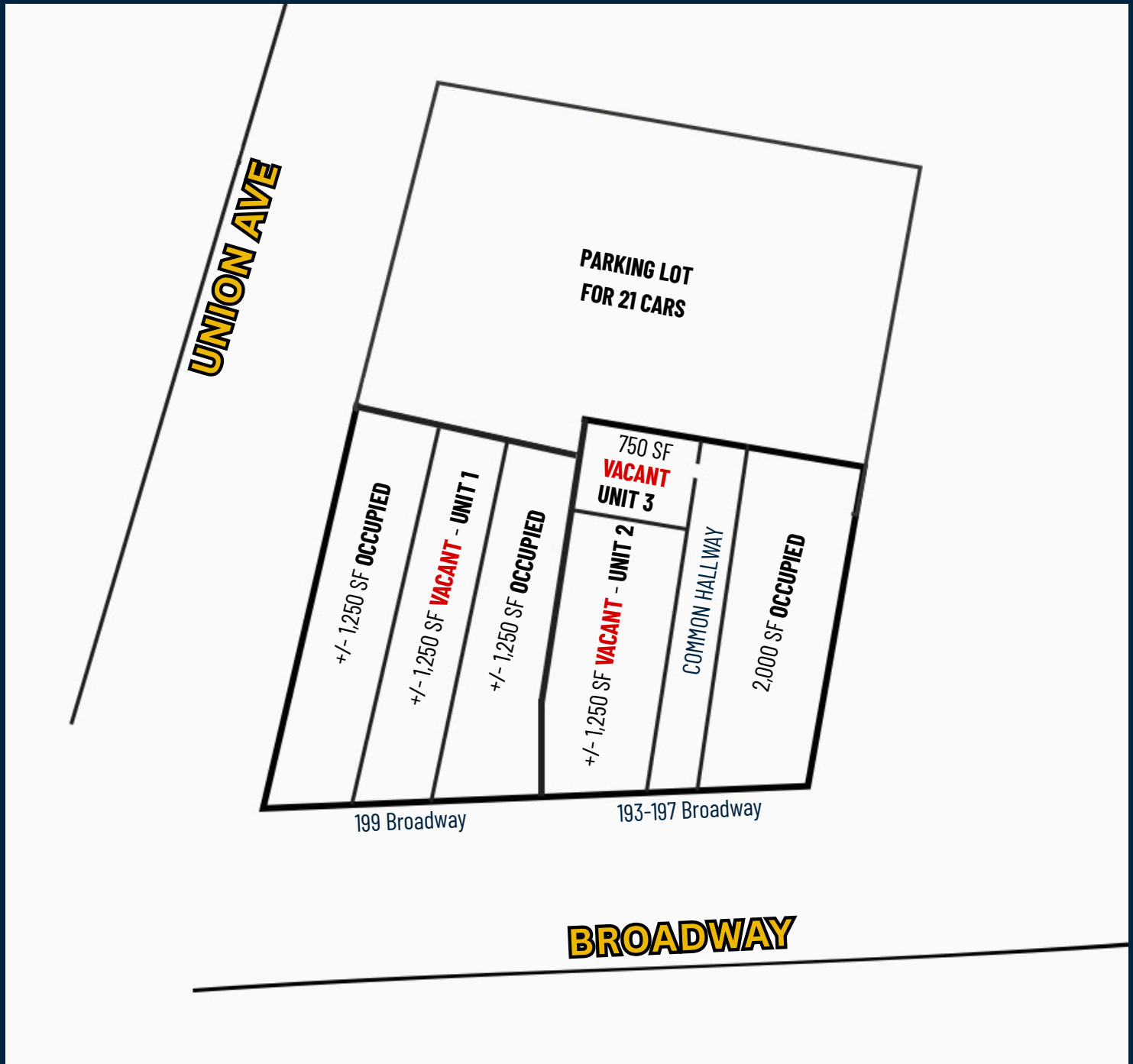
Direct: (516) 279-7198  
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REAL ESTATE

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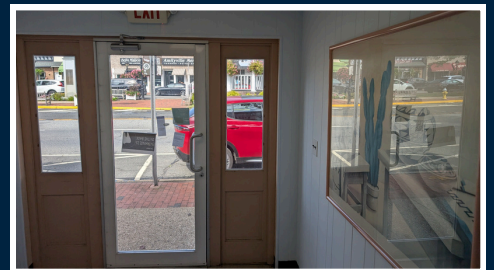
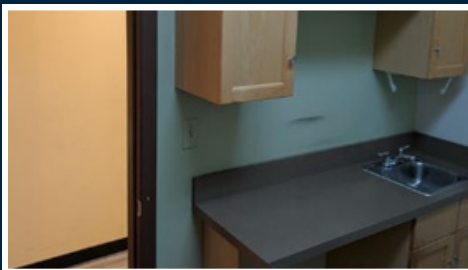
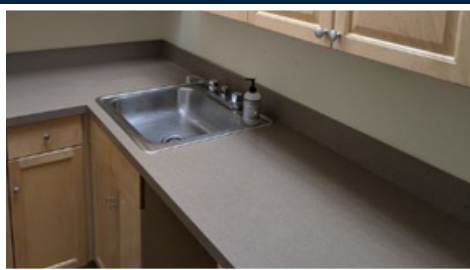
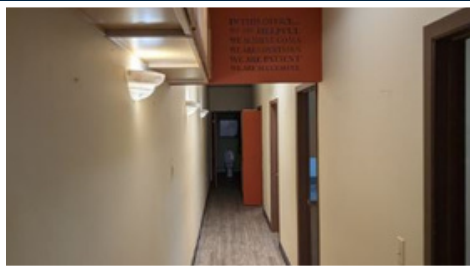


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