

**FOR SALE**

Prime Commercial Building

**950 Jericho Turnpike, Westbury, NY 11590**

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**



DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com

**Brown  
Harris  
Stevens** | Commercial  
Services

**Brown Harris Stevens Commercial Real Estate, LLC**  
585 Stewart Avenue, Suite 790, Garden City, New York 11530  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

<b>PLOT SIZE:</b>	6,150± Square Feet Section 11 Block 372 Lot 16	<b>DESCRIPTION:</b>	Fully built-out space. <u>Floor 1</u> 4 Tenants – All Month-to-Month <u>Floor 2 – Walk Up</u> Single Tenant-Private Entrance Month-to-Month
<b>BUILDING SIZE:</b>	2,906 Square Feet		
<b>ZONING:</b>	Business A		
<b>YEAR BUILT:</b>	1958	<b>REAL ESTATE TAXES:</b>	\$28,691
<b>UTILITIES:</b>	-Full HVAC -Heat-Gas -A/C - Electric	<b>PURCHASE PRICE:</b>	Upon Request
<b>PARKING:</b>	Private lot for 12± cars & Ample Street parking		

**COMMENTS:**

- Excellent signage and visibility on heavily trafficked Jericho Turnpike
- Building can be delivered vacant.
- Easy access from Long Island Expressway and Northern State Parkway

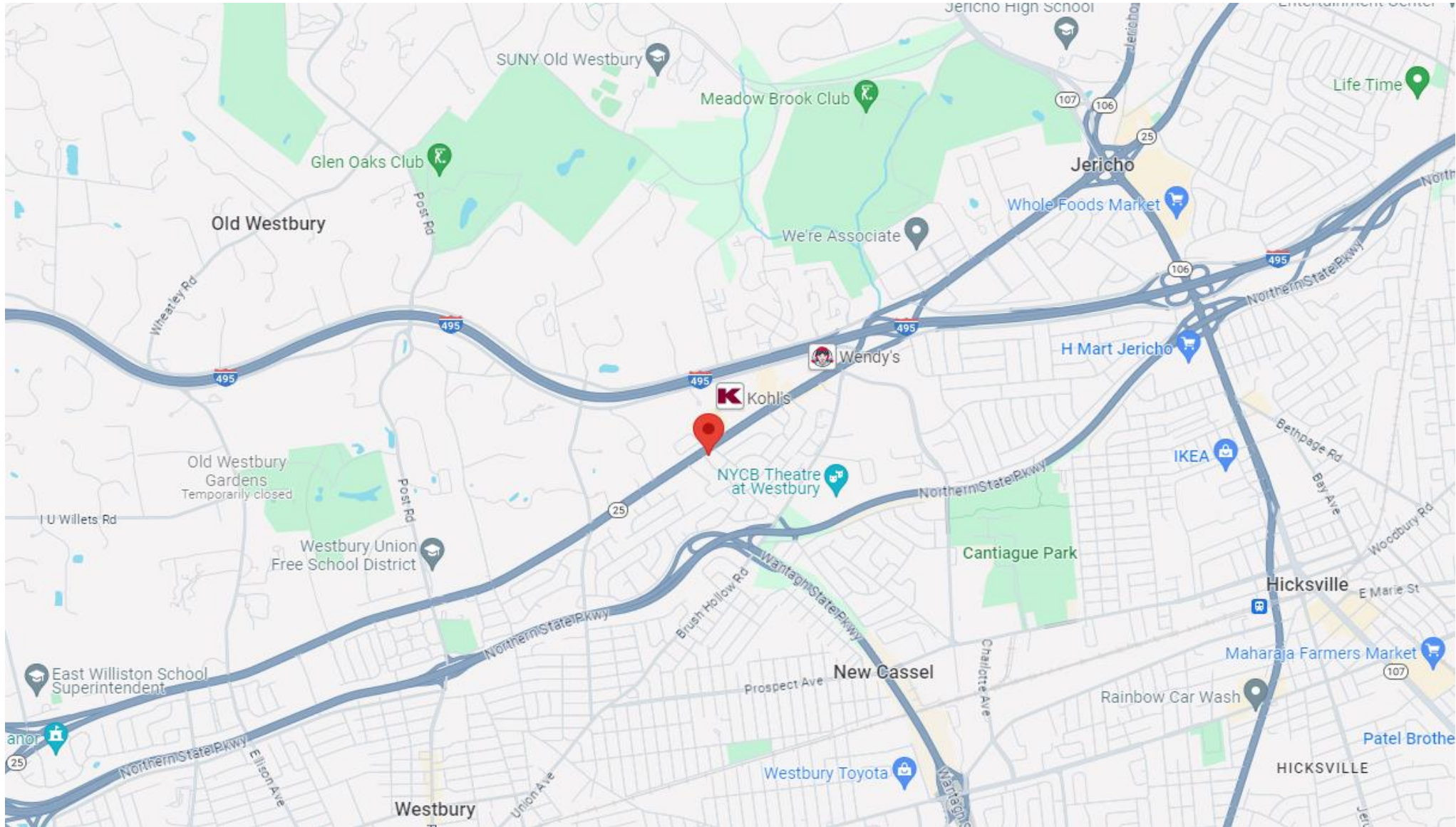
## For Further Information & Inspection:

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