



FOR SALE

**WE ARE PLEASED TO ANNOUNCE OUR APPOINTMENT AS EXCLUSIVE AGENT
REGARDING THE SALE OF THE FOLLOWING PROPERTY:**

501-509 Babylon Turnpike, Freeport NY
INVESTMENT/USER SALE

8,111 sq.ft. on .37 acres



DELIVERED WITH LONG TERM
TENANTS OR VACANT

7001 BRUSH HOLLOW ROAD WESTBURY, N.Y 11590 PHONE (516) 334-4300 EMAIL: cleva@optonline.net
NOWARRANTY,EXPRESS OR IMPLIED IS MADE HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS,CHANGE OF PRICE OR OTHER
CONDITIONSWITHDRAWAL WITHOUT NOTICE, AND ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPALS



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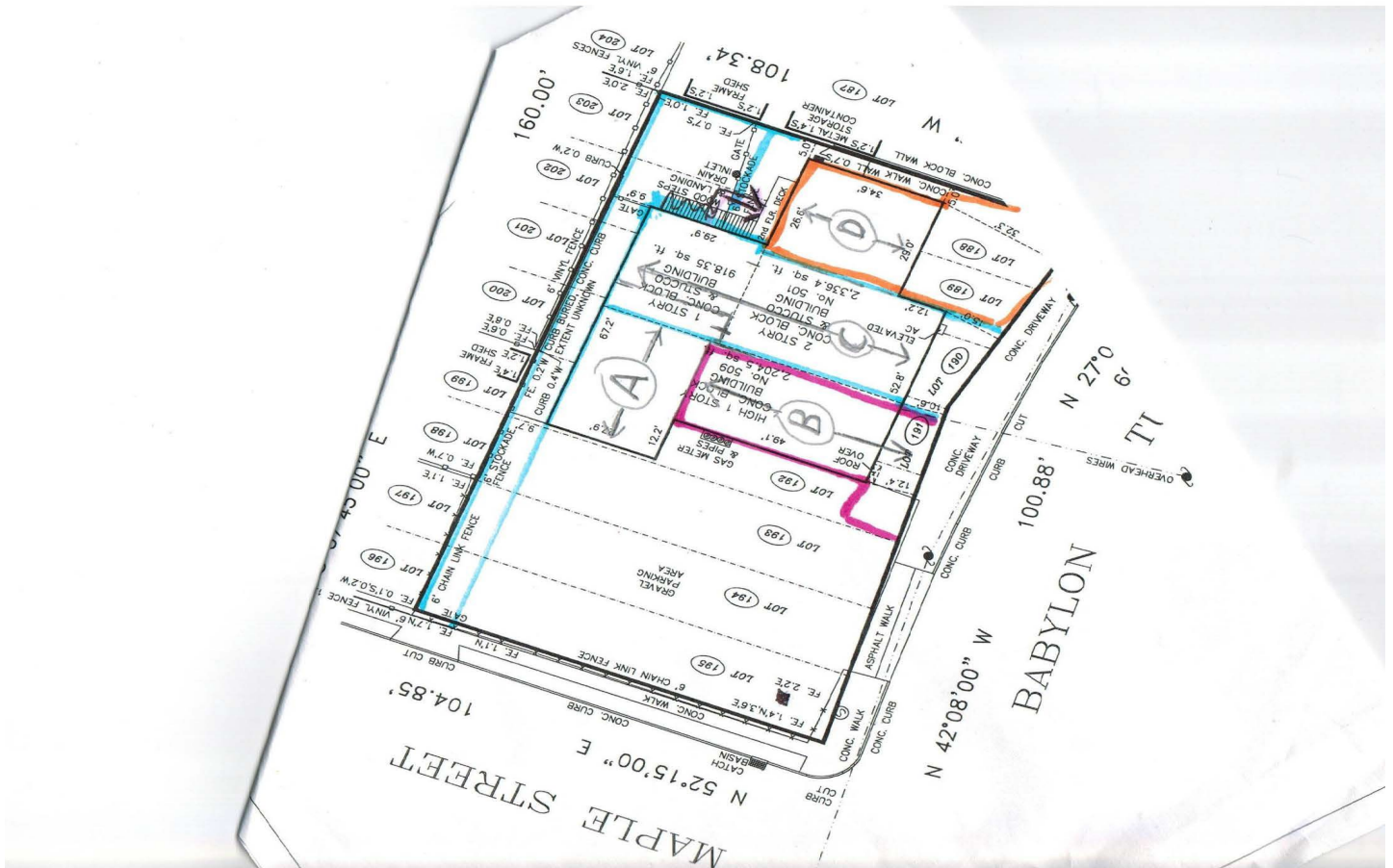


BUILDING SPECIFICATIONS

- * Refurbished with new exterior and roof**
- * New windows throughout; fully fenced lot**
- * Ground floor; 4 commercial units**
- * 5 Drive in doors; Gas heat**
- * Large outdoor yard for storage**
- * 2nd floor; 2 fully renovated, full a/c apartments, (4 bedroom; 2 bedroom)**
- * Can be sold with long term tenants in place at a 6.5% NOI, or vacant, or partial tenancy**
- * Taxes; \$44,332**
- * Sale.....\$4.3 Million**

For questions or price information:

Please Call BRIAN CLEVA or FRANK DEAN
(516- 902-8303) (516- 458-2649)



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