



## **38 NORTHERN BLVD, GREAT NECK, NY**

**FOR SALE: ±8,600 SF Medical/Office Building. Price: \$3.8M**

**FOR LEASE: \$30/SF. 2nd Floor is ±3,750 SF. 3<sup>rd</sup> Floor is ±3,750 SF.**

**DG  
NY**  
Commercial



DGNY | Commercial

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**FOR SALE: \$3.8M + \$500,000 Cardiology Practice OR LEASE: \$30/SF. 2nd and 3rd Floors ±3,750/ea or Entire Building.**

**Property Highlights:** Investor/User Opportunity.

**BUILDING SIZE:** ±8,600 SF  
**LOT SIZE:** 60' x 128'  
**BUILDING CLASS:** C  
**ELECTRICITY:** 800 AMP Service  
**FRONTAGE:** 60' on Northern Blvd  
**RE TAXES:** \$45,073  
**PARKING:** 21 Car Parking Spaces  
**TRAFFIC COUNT:** ±40,000 Cars Per Day

**ADDITIONAL SPECIFICATIONS:**

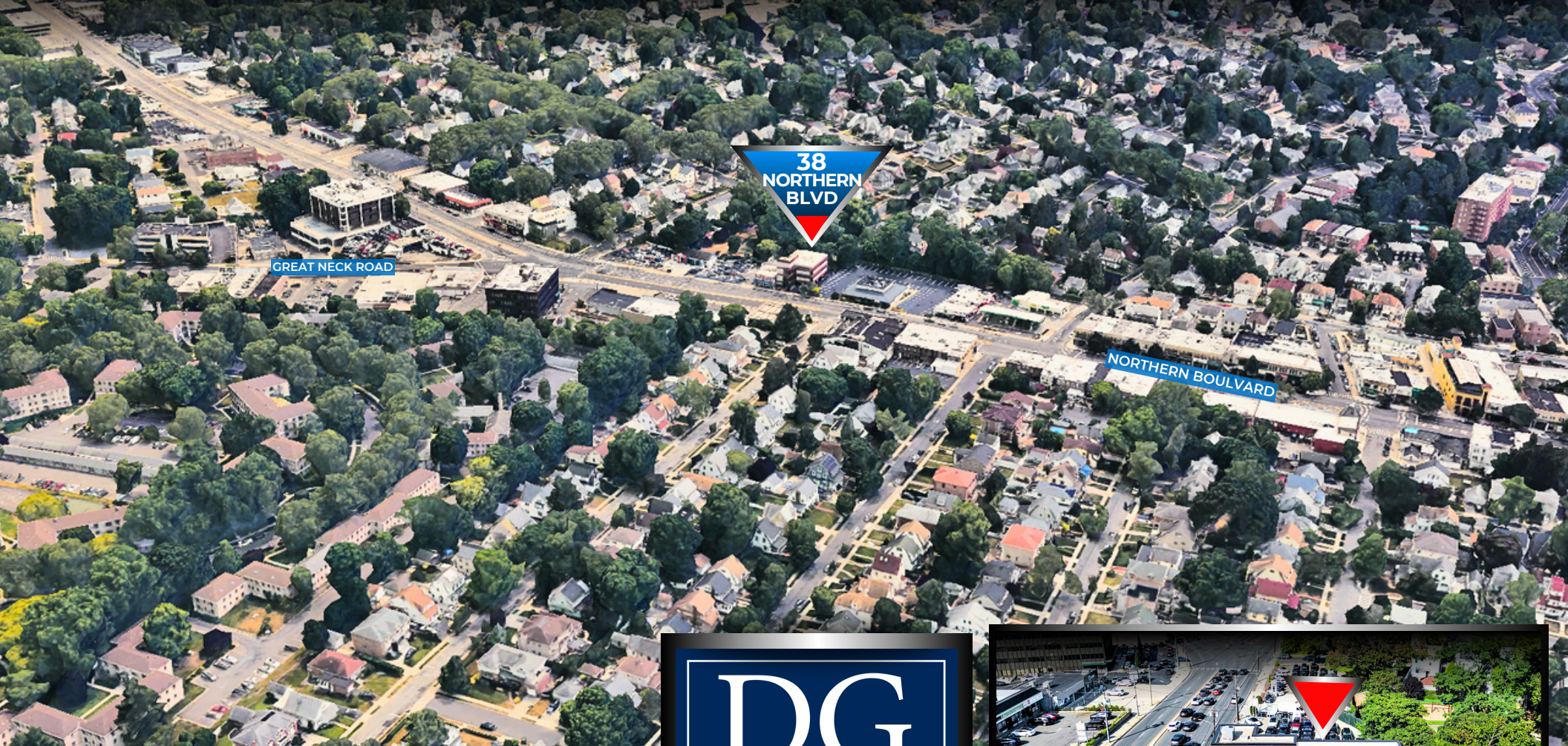
- 5 Zone HVAC System
- 2 Yr Old Concrete & Rubber Top Roof
- Back Staircase - Private Doctor's Entrance
- Otis Elevator

Other Monthly Costs: \$5,450. Includes Electricity, Gas, Dumpster, Insurance, Sprinkler System, HVAC Service and Water.

**LEASE Info:** 2nd Floor is ±3,750. Waiting Room, 8-10 Offices, 2 Bathrooms and Kitchen.  
 3rd Floor is ±3,750. Waiting Room, 6 Offices and 3 Bathrooms.  
 Lease Available for the 2nd OR the 3rd Floor OR the Entire Building.

# 38 NORTHERN BLVD, GREAT NECK, NY

FOR SALE: ±8,600 SF Medical/Office Building or FOR LEASE: 2 Floor Building OR ±3,750 SF Floors.



For more information on this exclusive, contact:

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