

FOR SALE



PRICE UPON REQUEST

PROPERTY DETAILS:

BUILDING SIZE:	+/- 5,000 SF
STORIES:	Two (2)
PARCEL ID:	0100-063.00-02.00-010.000
LOT SIZE:	+/- 0.32 ACRES
ZONING:	E-BUSINESS
HVAC:	YES (Gas)
PARKING:	+/- 20 SURFACE SPACES + STREET
RE TAXES (2023/24):	\$29,225.24 /Yr (\$6.37 PSF)
AVAILABLE FOR USER:	+/- 1,500 SF (2ND FLOOR)
	*NEWLY PAINTED AND CARPETED

User / Investor Opportunity!

OFFICE / MEDICAL BUILDING

- **FREESTANDING MULTI-TENANTED OFFICE BUILDING WITH SEPARATE METERS FOR UTILITIES.**
- **ACCESSIBLE FROM GRAND BLVD., E 1ST ST., AND DEER PARK AVE. (RTE 231) WITH EXCELLENT VISIBILITY/EXPOSURE.**
- **CLOSE TO LONG ISLAND EXPY., SOUTHERN STATE PKWY. AND LIRR.**
- **TENANT INCOME & EXPENSES AVAILABLE UPON REQUEST.**

For further information or to arrange an inspection, please contact broker(s):

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