





## **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 UTITLITIES.
- ACCESSIBLE FROM GRAND BLVD., E 1ST ST., AND DEER PARK Ave. (RTE 231) WITH EXCELLENT VISIIBLITY/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):

JAMES R. BILSKI Managing Director (631) 392-0784 Ext. 103 (516) 810-8304 Cell jbilski@alliancerealestate.info

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I V E 44 W. Jefryn Blvd, Suite M Deer Park, NY 11729 P: 631-392-0784 F: 631-392-0785 www.alliancerealestate.info



ROWNY HERSKONTZ M D. OMNI ABSTRACT CORP. # 9908-29951 U.S. SMALL BUSINESS ADMINISTRATIO FIDELITY, NATIONAL TITLE INS. CO. PLAT. NO. 11751 2.ve SUFFOLK COLWTY, NEW YORK 5 C T. M. 100: 63 - 2 -10 811.8 25- 25 - 28 + 0/0 3/ - 32 MALM XX FILED: DEC 2 1892 LOCATED: DEC PARK TOWN OF BABYLON TZ SHAW AVE. ISLIP PARK DATE: FEB. 12, 1999 277 DONALD 1. PREPARED BY: (516) 581 - 0003 FIVE PEARLS CERTIFIED: SCALE: 1"= 30 DEER MAP OF Q KEY BANK SURVEY ALL STRUCTURIOS, EASERENTS OR UNDERGROUND UTWITTES ROT BROWN ARE NOT GUARANTEED 9-333-69 LSYIJ 15 E S.EW 50 001 3.08 91.5 -,14 . 47 /N 100.20 180.40 2 . Z STORY F. 4 MAS BLVD SLDG. Sos つわれら 100 à c CORRECT FREE STORY MAY HAVE NOT REACHING MAY LANSE HAVENED IN STORE TO A CONCERNMENT PRECIDENT AND INVESTIGATION OF A CONCERNMENT FOR MAY FORD MAY CONC. 141 2 1 MI AND THE SWITT ALTERATION OF A OPTION TO THE SWITT IS A VILLATION OF NETTON 724 OF THE HAW NOW SHAPE ENGANDED UNY. Contraction of the second s Duel to PC REEFER LOCOS South WE TO PL REPORT DE NUCLE TO TO 5 REPUBLIC AND DE POINT TO TO TO FILL COMPANY, ADDREAM PL 2 AM GRAND 57. 86. 8446 N . 08 -00 05 ASPHR27 08 14 . 11N 30 2 80.20 573 - 18 N 73 - 18 OF FEATER, REPAREND VILLE, FRONS, JARTOS, PLASENCARIO, EDMINING TO DREDARDS OF ARY OFFICE OFFICIARY MANDRY ( SWITCHMAN DO ) STEETAD JUL NUMPOSE ACCO USE AND YOR TOPIC AVE HOURS HAVE HE STRUCTURE TO THE PROPERTY ISHES ARE FOR A SPECIFIC 523 01 M .. 20 OF . 14 91N 2 H.Y.Y.d JAK. DEER Section