





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