

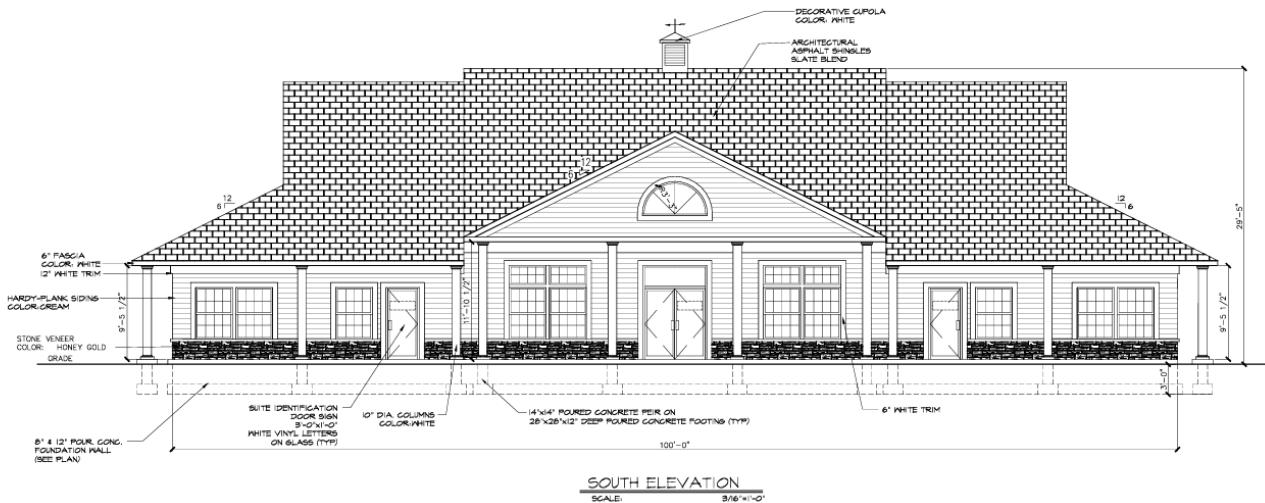


REAL ESTATE SERVICES, INC.

RETAIL * OFFICE * INDUSTRIAL * INVESTMENTS * DEVELOPMENT * SALES/LEASING

Fully Approved/Shovel Ready Medical Buildings

1742 Middle Country Road, Centereach, NY



Property Overview

Building Size:

6,300 SF Bldg A

6,300 SF Bldg B

Lot Size:

2.20 Acres

Unit Size:

1,842 SF – 6,300 SF / Each Building

Parking:

70 (5.5 per 1000 SF)

Comments:

**Signage on Middle Country Road
Located just west of Nicolls Road (CR 97)
Fully Approved/Shovel Ready
Utilities stubbed to site
Traffic Count of 39,000 VPD (2023)**

Asking Price: \$1,950,000 / \$155 PBSF

Taxes: TBD

338 Jericho Tpke, Suite #326, Syosset, NY 11791

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: hayes@cms-re.com or hhhistand@yahoo.com • Website: www.CMS-RE.com

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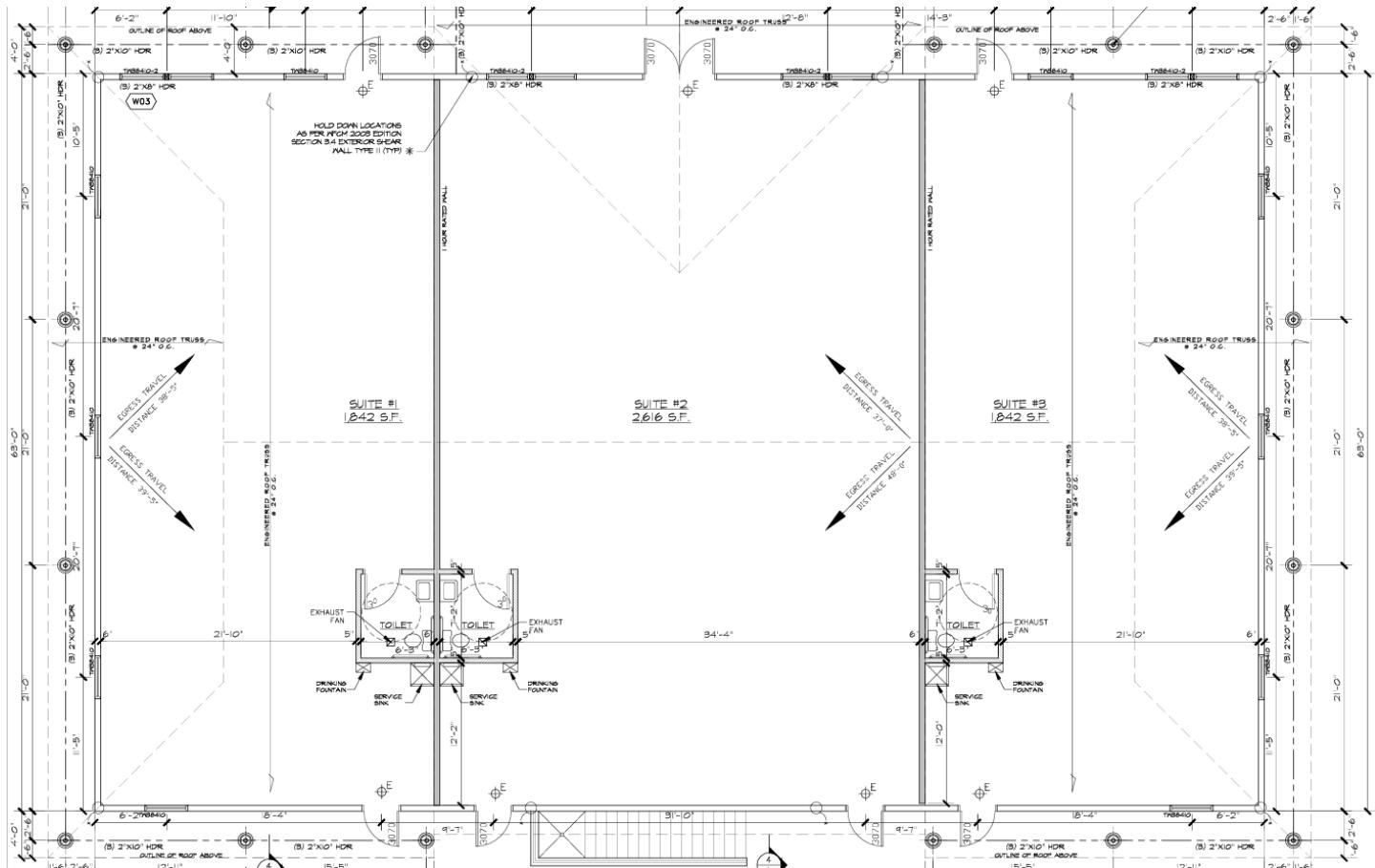
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Floor Plan(s)



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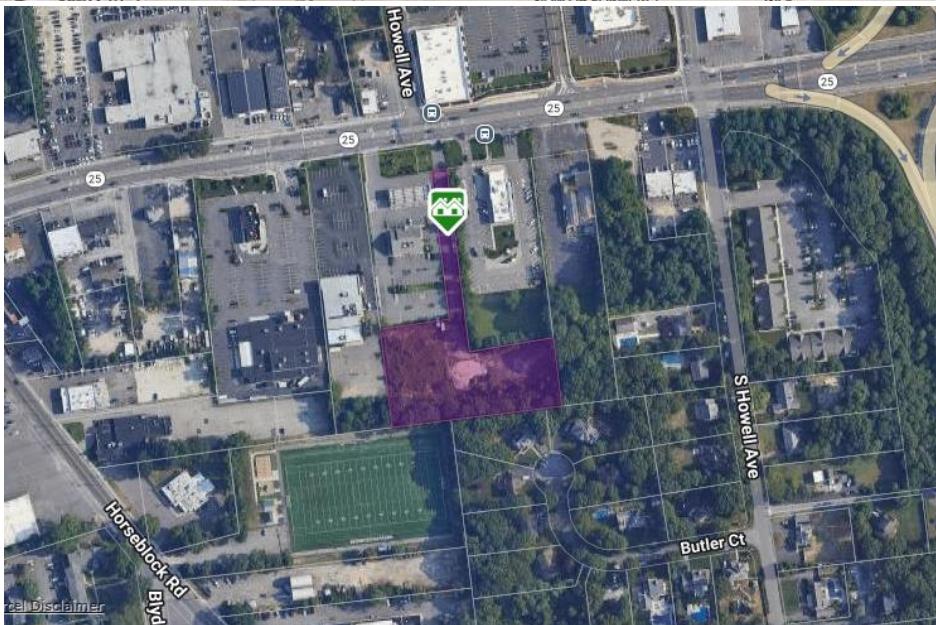
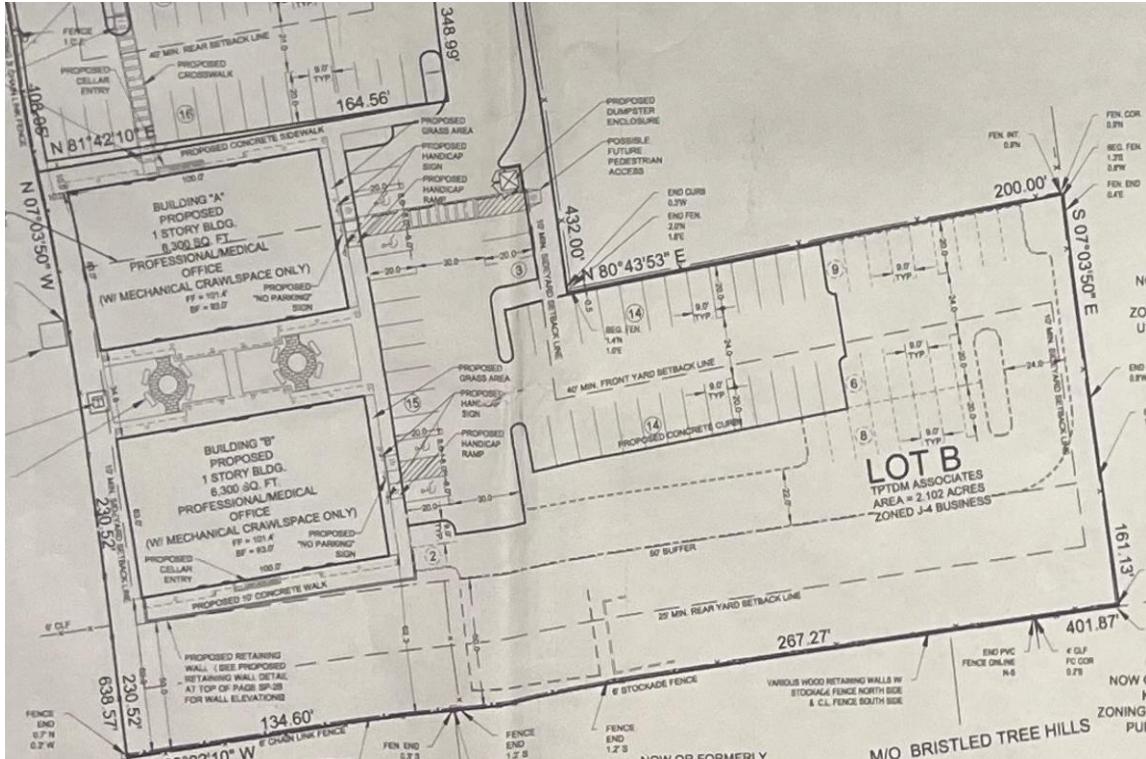
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Site Plan



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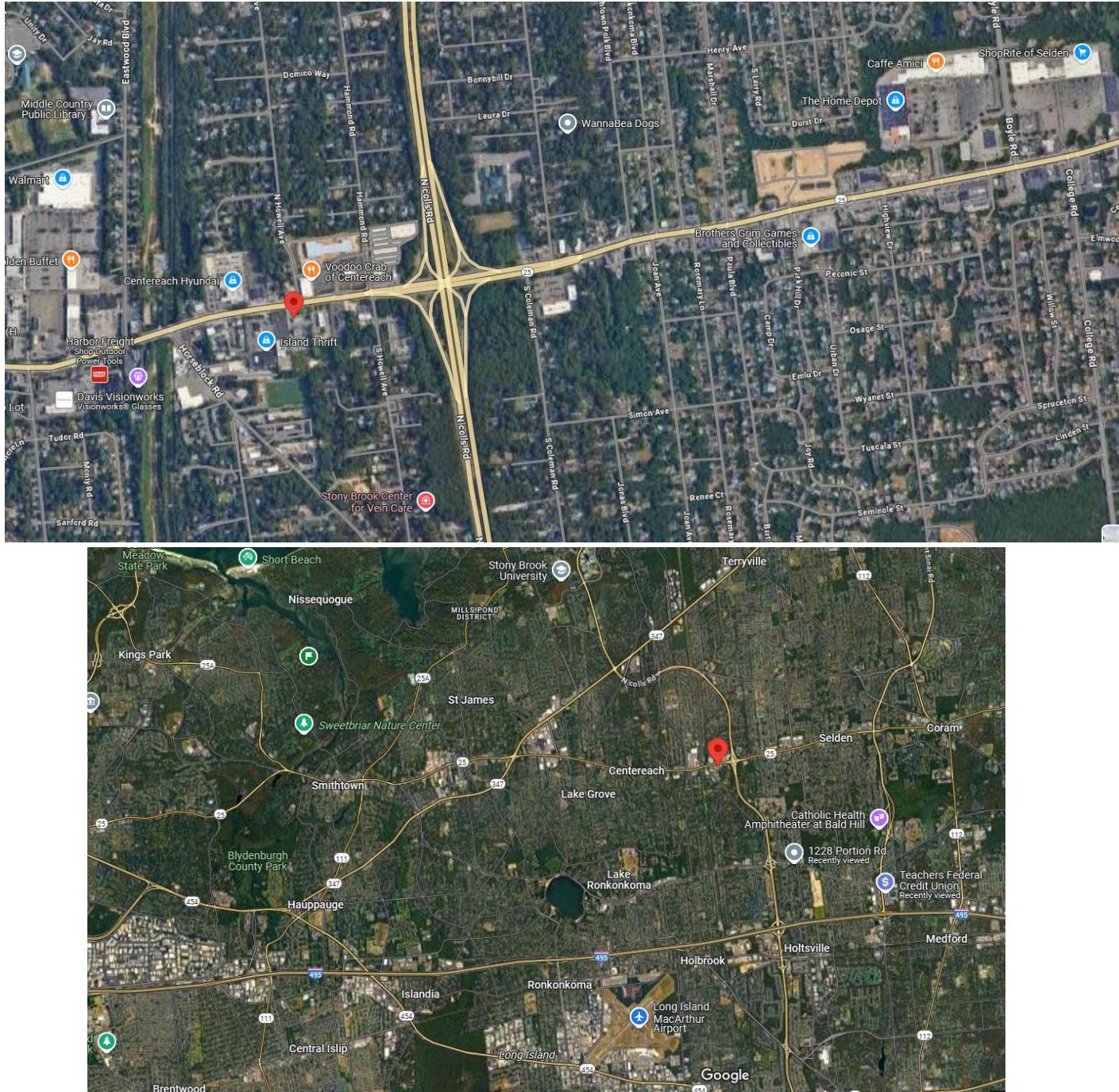
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Overhead & Maps



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