

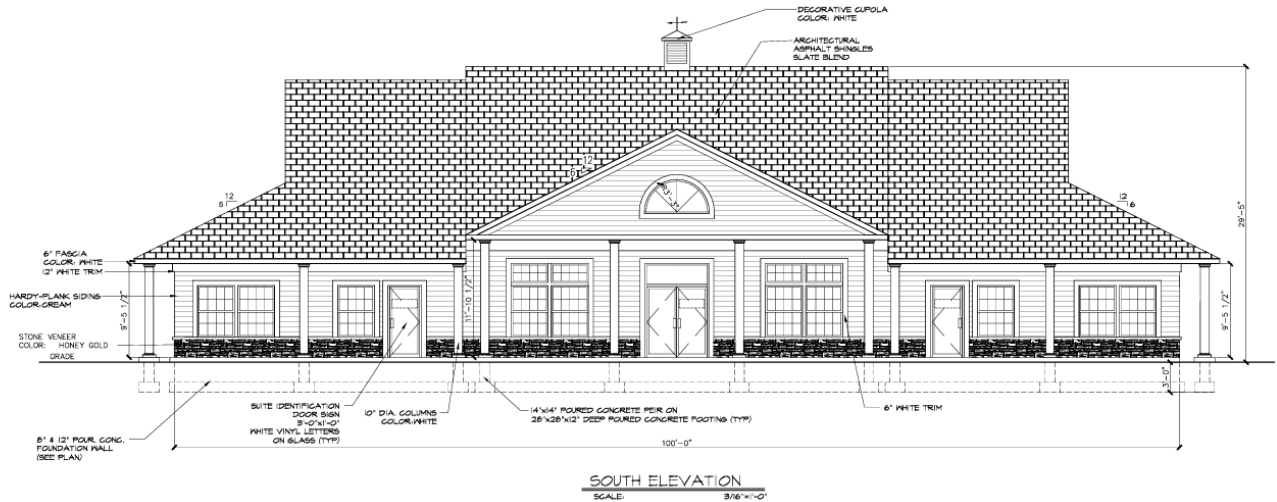


REAL ESTATE SERVICES, INC.

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 hhistand@yahoo.com • Website: www.CMS-RE.com

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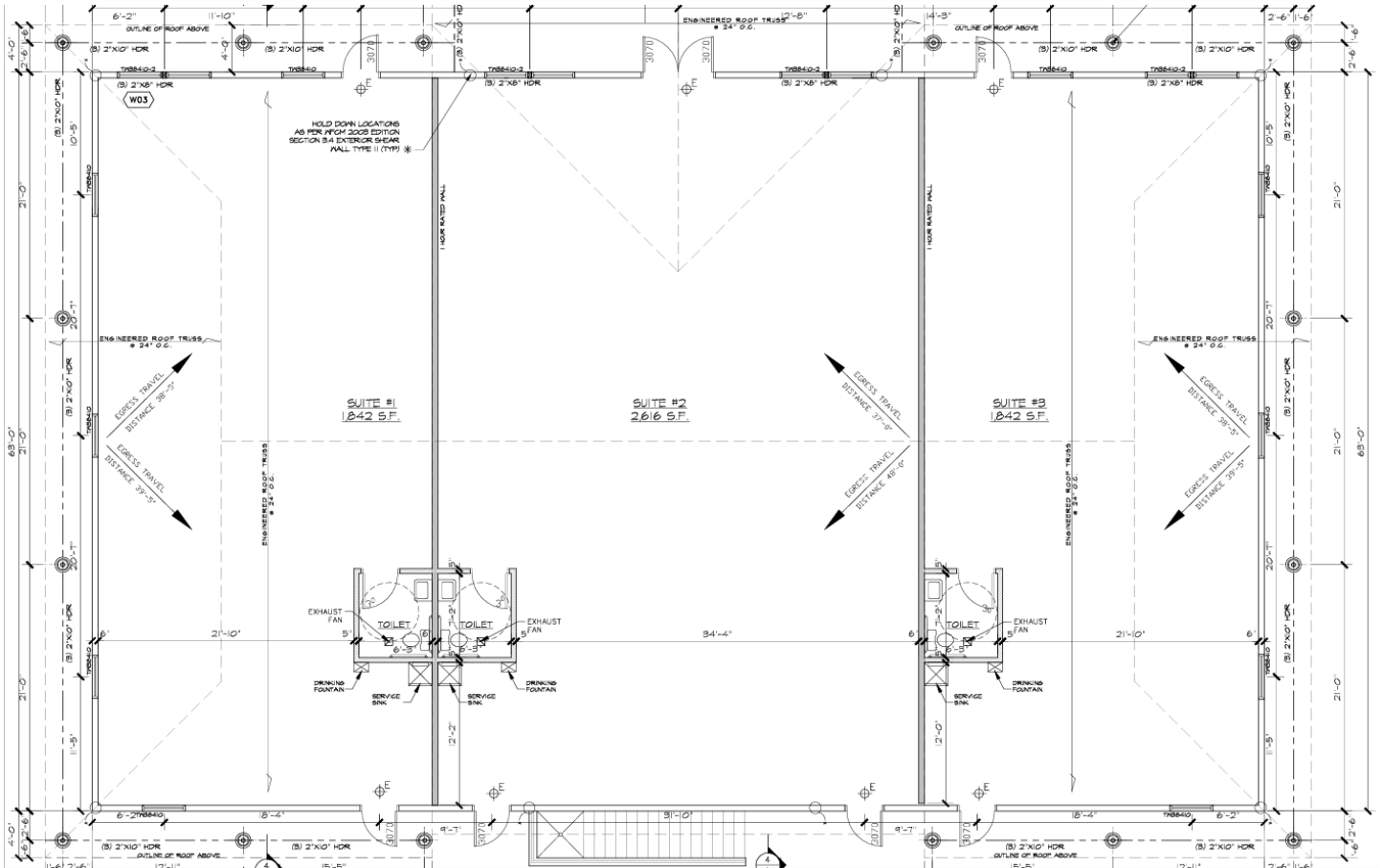
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Floor Plan(s)



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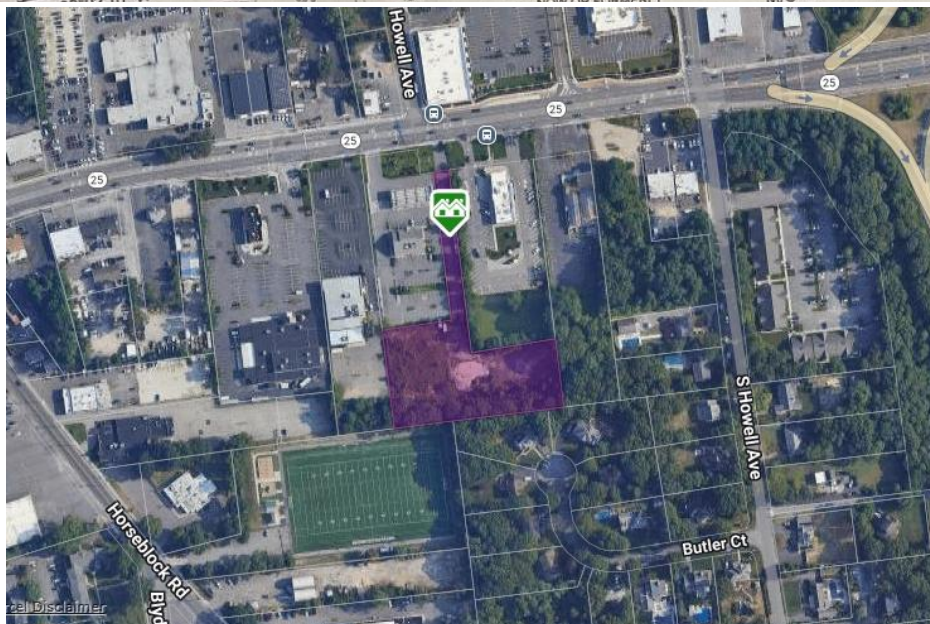
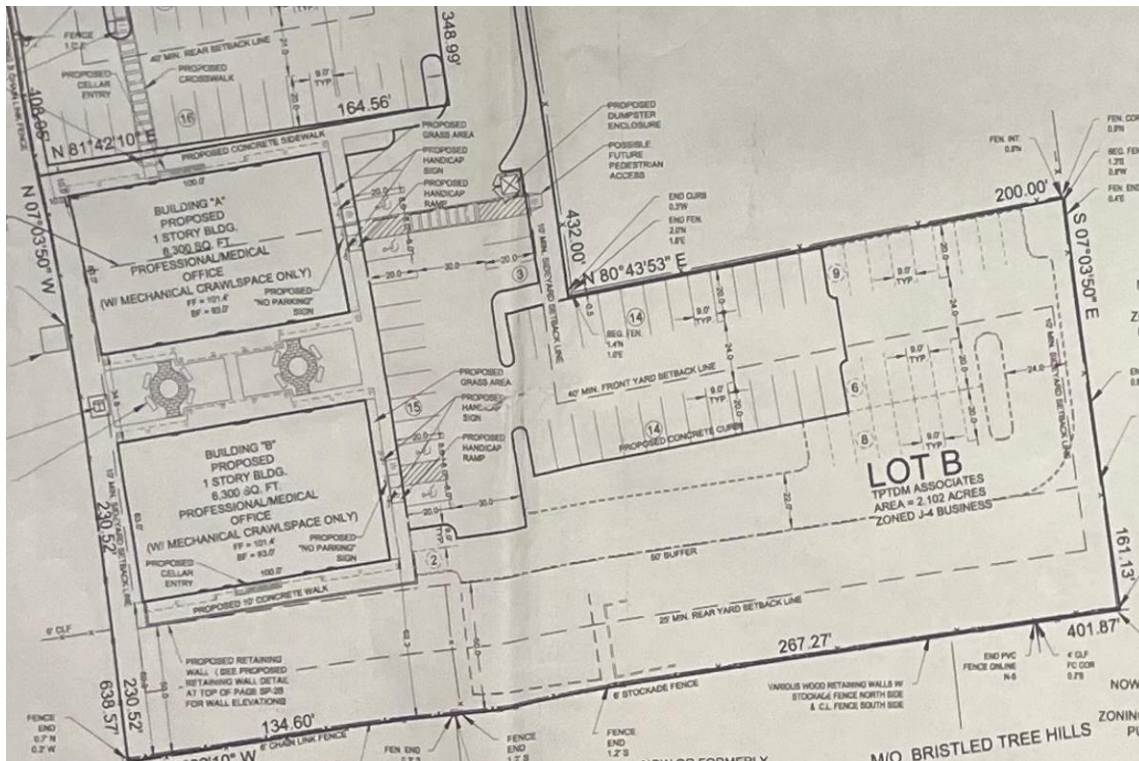
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Site Plan



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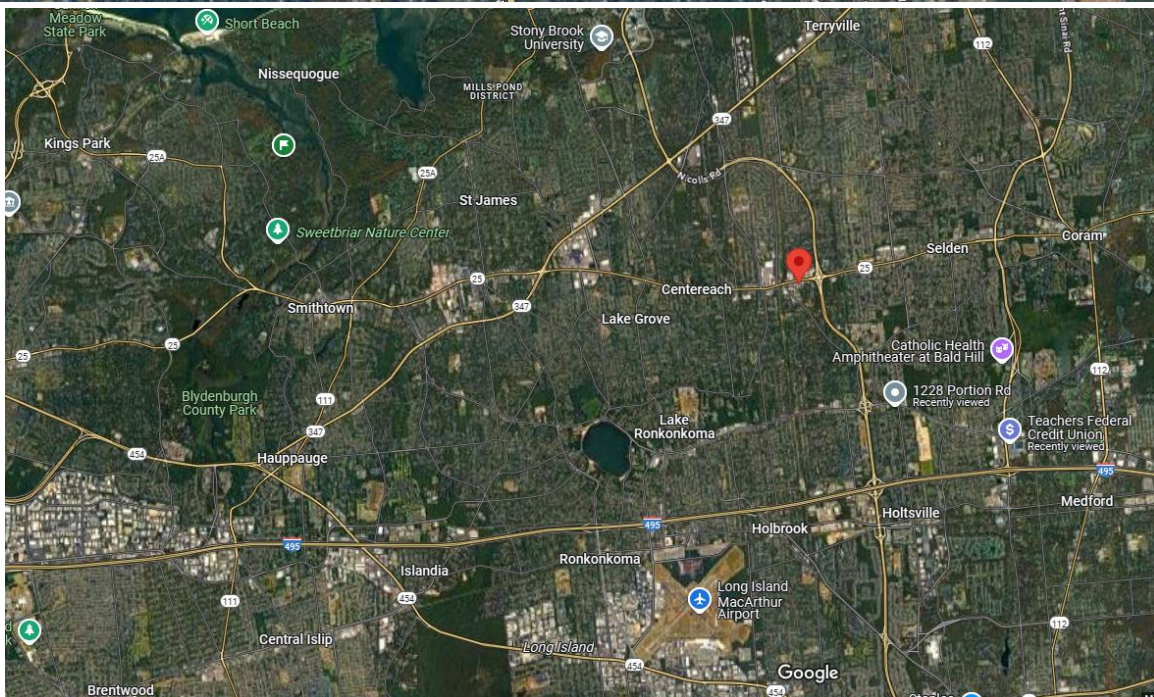
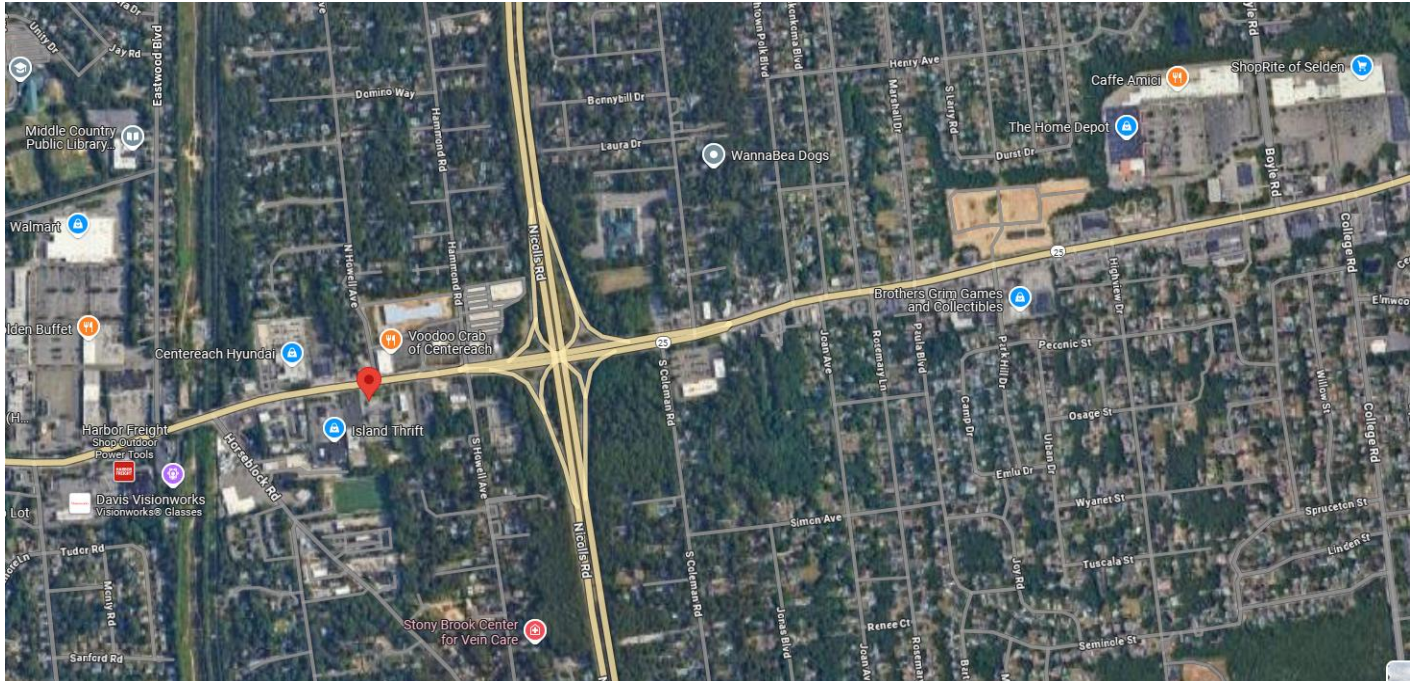
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Overhead & Maps



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