

# 170-180 W PARK AVE

LONG BEACH, NY

Marcus & Millichap  
THE TUCCILLO GROUP



## \$3,500,000

LIST PRICE

- 170-180 W Park Avenue rests on a 0.23-acre parcel with approximately +/- 8,800 square feet of leasable space.
- The property is 100% occupied with strong lease term remaining on the leases.
- There is municipal parking located directly next to the property. The property is 100% occupied.

Lot Size (AC)	0.23
GLA SQFT	8,800
Tenants	4
Taxes	\$66,997