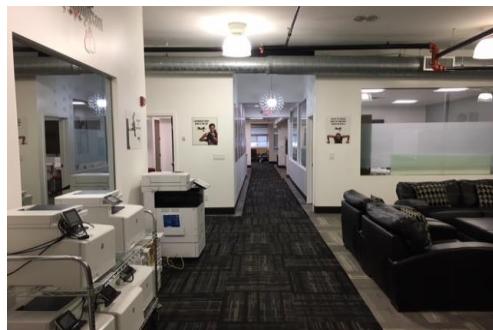


Rare Market Opportunity!

**For Sale - Three Adjoining Inter-Connected Flex
Buildings - Merrick, NY**

1834 - 1844 - 1850 Lansdowne Avenue

Sunrise Highway Visibility



Combined +/- 12,348 SF Buildings +/- on 20,000 SF Lot

**Sale Price: \$3,300,000
\$267.25 PSF**

Taxes: \$86,563

Available Immediately

For information and/or inspection call:

Exclusive Agent:

Steven Epstein

516.320.7704

sepstein@unitedrealtyinc.com

Property Characteristics:

- ◆ Three adjoining inter-connected flex buildings with separate ingress / egress
- ◆ Combined total 12,348 SF+/-
- ◆ Sizes as follows:
 - ◆ #1834 – 6,048 SF +/- Part 2 story (mezzanine = 1,944 SF +/-) with freight elevator
 - ◆ #1844 – 3,220 SF +/-
 - ◆ #1850 – 3,080 SF +/-
- ◆ Full HVAC and sprinklers
- ◆ Each building separately metered for Gas and Electric
- ◆ Zoned business
- ◆ Parking: On site plus street
- ◆ Kitchen/cafeteria
- ◆ Cameras and alarmed
- ◆ Cat 5 networking
- ◆ Updated finishes throughout
- ◆ Multiple restrooms