

Office Property For Sale, Available: 1,681 sq. ft.
964 Sunrise Hwy, West Babylon



Specifications:

Building Size: 1,681 sq. ft.
Lot Size: 0.17 Acres
Office Space: 1,288 sq. ft.
Parking: 7
Sewers: Yes

Pricing and Timing:

Occupancy: 30-60 Days
Sale Price: \$789,000
 (\$469.36/sq. ft.)
Taxes: \$15,357.85
 (\$9.14/sq. ft.)

1,288 sf office with 393 sf garage • Currently built with 4 offices, bullpen area, and kitchenette • Perfect for professional office uses such as accounting, attorneys, real estate, insurance etc. and/ or showroom space • High traffic count location on Sunrise Hwy (87,000 vehicles per day) • Easy access to and from Deer Park Ave • Additional space in basement with separate entrance and egress (756 sf)



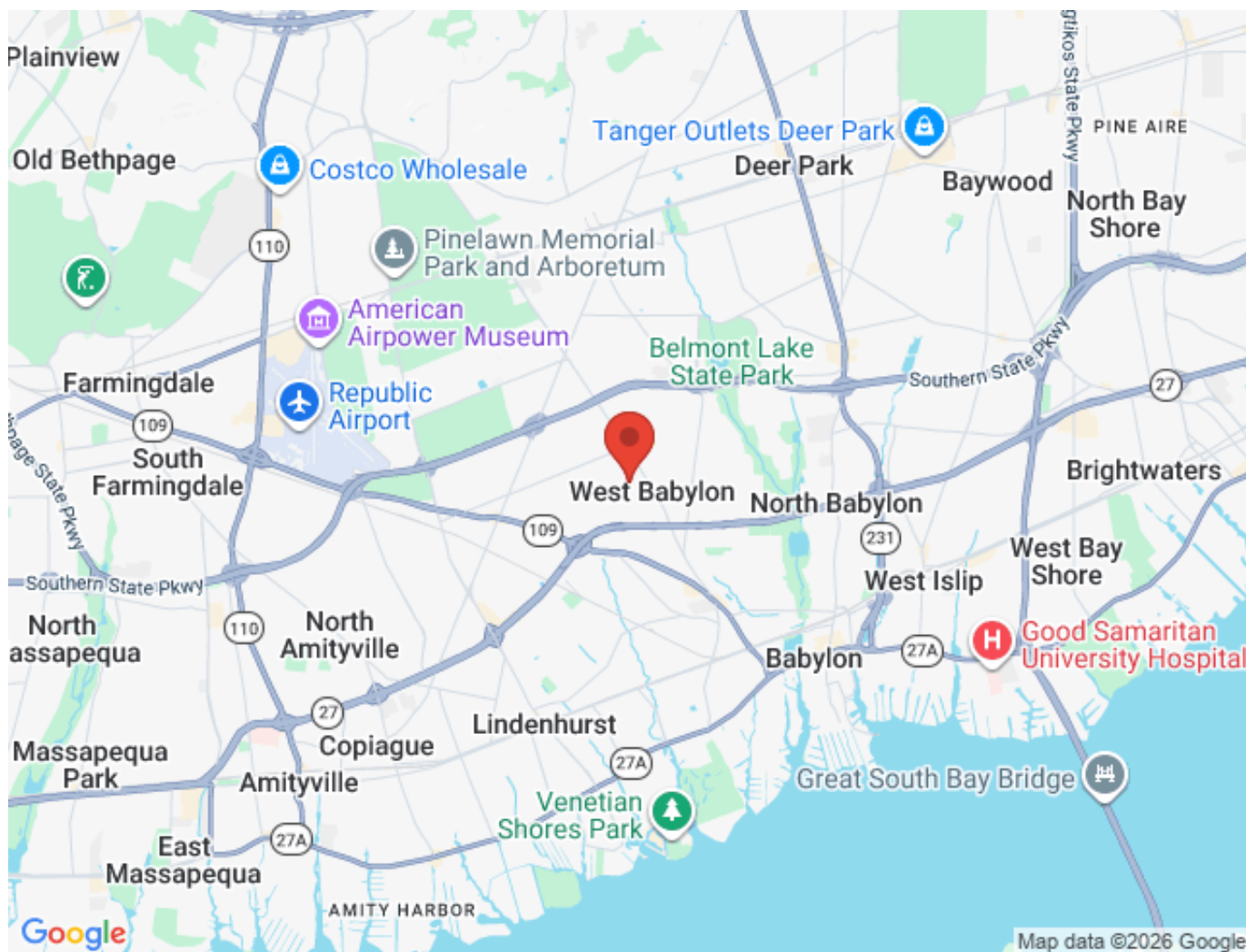
Joseph Nesto, Associate RE Broker
 516-503-5241 (cell)
 631-293-3700 x24
jn@schackerrealty.com



Anthony Filipelli, RE Salesperson
 516-312-2339 (cell)
 631-293-3700 x30
af@schackerrealty.com



All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal. Measurements may be estimates and information shown should not be relied upon without independent verification.