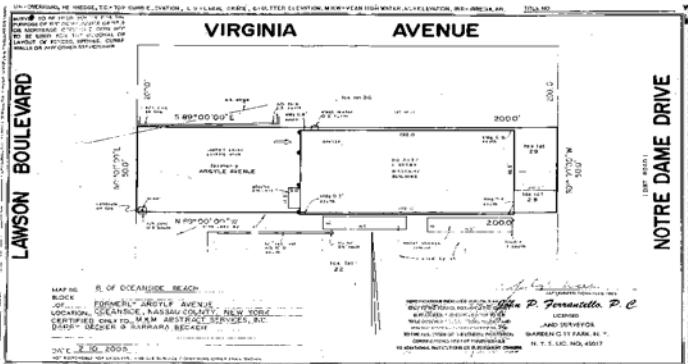
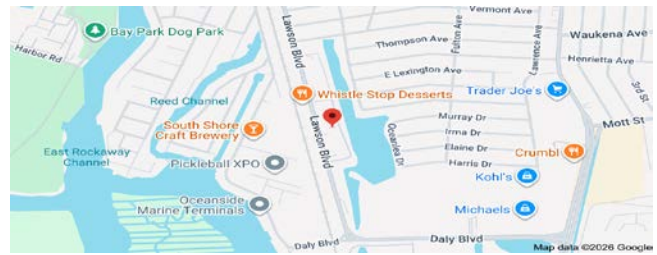


# FOR SALE

3477 LAWSON BOULEVARD  
OCEANSIDE, NEW YORK



FOR INFORMATION AND INSPECTION,  
PLEASE CALL, EXCLUSIVE AGENTS:

JOSHUA BROTTOR      AMOS BROTTOR  
jbrotter@douglaspayton.com

## (516) 829-7400

**DOUGLAS, PAYTON & COMPANY, INC.** 505 NORTHERN BOULEVARD, GREAT NECK, NEW YORK 11021  
**COMMERCIAL REAL ESTATE SERVICES**

All information is submitted subject to errors, omissions, change of rental price, sale price, or other conditions, prior sale, lease or financing, or withdrawn from the market with out notice.

### BUILDINGS SIZE:

5,039 +/- SQ. FT.

### LOT SIZE:

10,000 +/- SQ. FT.

### SALE PRICE:

\$1,900,000

### TAXES:

\$27,629.69

### CEILING HEIGHT:

17'6"-18'+/- CEILINGS

### POWER:

400 AMPS

### HEAT:

GAS

### AIR-CONDITIONING:

AIR-CONDITIONED OFFICE SPACE

### LOADING:

ONE OVERHEAD, A SECOND OVERHEAD DOOR COULD BE ADDED

### COMMENTS:

- OFF STREET LOADING
- NEW ROOF ON BUILDING
- PRIVATE PARKING LOTS (TWO)
- CLOSE LIRR