



SCHMERGEL ENTERPRISES CORP.

*1010 Northern Boulevard, Great Neck, NY 11021
(516) 466-0460 / Fax (516) 466-0458*



Schmergel Enterprises Corp. is pleased to offer Prime Medical Office Condominium Unit for Sale or Lease

- Address:** North Shore Professional Centre Condominium
935 Northern Boulevard, Great Neck, New York
- Space Size:** 1,158 USF (Low Loss Factor – Approximately 10%)
- Sale Price:** \$579,000 (\$500/USF)
- CAM/Special Assessments (2025/26): \$1,438/month
 - Real Estate Taxes estimate (2025/26): \$ 578/month
- Parking:** Outstanding! Over six (6) cars per 1,000 square feet
One (1) reserved space in private garage
- Space Description:** Portion of First Floor. BUILT TO SUIT!
- Building Description:** All-Medical Professional Building ideally located near Community Drive.
Easy access to LIRR, local roadways (Northern State, LIE, Rte. 25)
and hospitals (North Shore – Long Island Jewish and St. Francis).

For further information please contact:

F. William Schmergel

(516) 466-0460 / bill@schmergel.com

* Licensed Real Estate Broker. All information regarding this sale, rental or financials of property is obtained from sources deemed reliable, however, no representations are made as to the accuracy thereof. All information is submitted subject to errors, omissions, change rental, sale price, or other conditions, prior sale, lease or financing, or withdrawal from the market without notice. All areas and dimensions are approximate.