



# Babylon Village

454 DEER PARK AVE BABYLON, NY

**FOR SALE**  
**PRICE \$219,000**

## COMMERCIAL OFFICE/ MEDICAL SPACE

### PROPERTY DESCRIPTION

Unlock the potential of prime office space in the heart of Babylon Village. Nestled in a highly sought-after location, this office space offers not just a workspace but a gateway to the vibrant scene of Babylon. This unique opportunity allows you to own a quarter-share of this office building (620 sq ft), providing cost-efficiency and flexibility that's hard to match. The office interior is just awaiting your creative touch. Configure it to suit your business needs, whether you're a startup, freelancer, or an established business. Ample parking facilities ensure your clients and staff have hassle-free access. This is your chance to own a piece of Babylon Village's vibrant business landscape. Don't miss out on this unique opportunity!

**\*\*This is not a sale of the whole building or the business - it is a 1/4 share (25%) of ownership of the building. This is not a mortgageable purchase, however, the seller will consider holding the note. Property taxes are \$23,630.51 shared accordingly. Monthly costs as owner for taxes, insurance and maintenance is \$850.00 a month plus office space electrical usage\*\***

### PROPERTY PHOTOS



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## LOCATION MAP

