



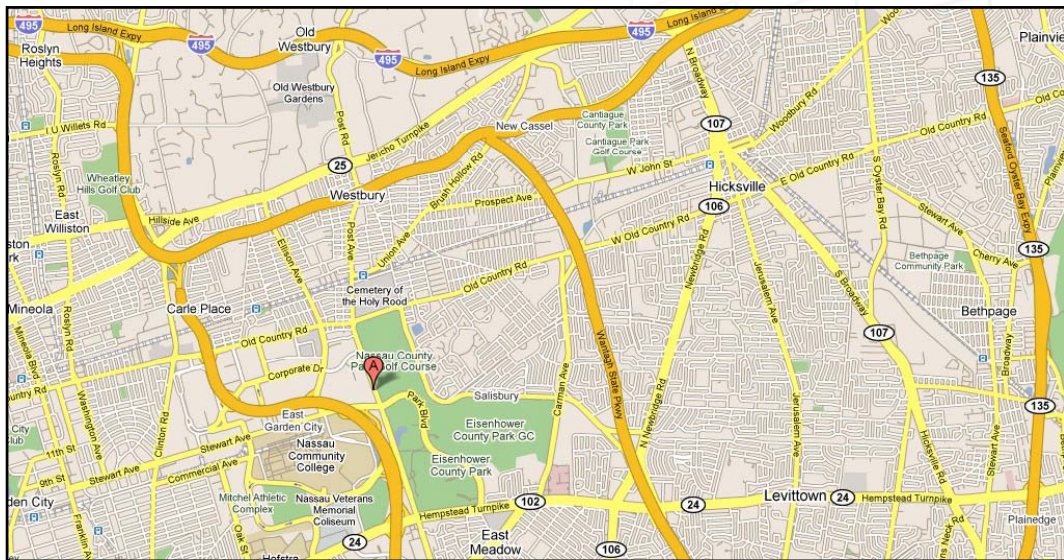
±7,400 sq. ft. Free-standing Retail Building 575 Merrick Avenue, Westbury



Lot Size:	1.70 Acres
Ceiling Height:	18'6" - 27'
Columns:	Clear Span
Sewers:	Yes
Heat:	Gas
Traffic Count:	40,000+ cars/day
Zoning:	Biz-X (retail)
Parking:	Ample

- Beautifully renovated inside and out, including brand new roof.
- Enjoys proximity to the indoor baseball/basketball sports facility next door
- Centrally located in Nassau near major highways, parks, and shopping areas.

Taxes: \$3.75/sq. ft.
Lease price: \$ 13.00 per sq. ft.
(does not include taxes, insurance or maintenance)



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All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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