



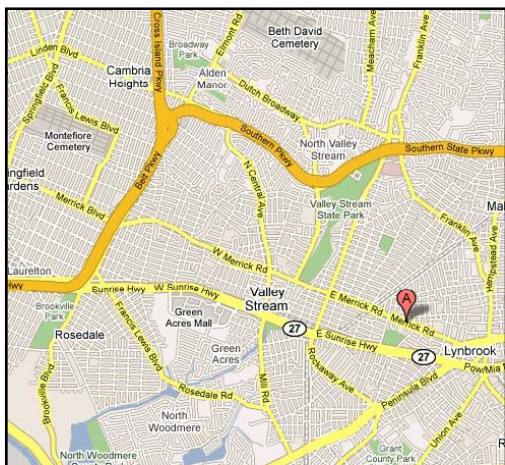
## 20,000 sq. ft. Available For Sale or Lease 670 Merrick Road, Lynbrook, NY



<b>Lot Size:</b>	0.50 acres
<b>Office Space:</b>	1,000 sq. ft.
<b>Ceiling Ht:</b>	12'
<b>Loading:</b>	3 Drive-ins
<b>Heat:</b>	Gas
<b>Sprinklers:</b>	Yes
<b>Sewers:</b>	Yes
<b>Power:</b>	800 Amps
<b>Parking:</b>	Excellent
<b>Taxes:</b>	\$65,000 \$3.25/sq. ft.

**Sale Price:** **\$1,995,000**  
(\$99.75/sq. ft.)

**Lease Price:** **\$9.50/sq. ft.**  
(does not include base year taxes)



**Contact: Schacker Realty 631-293-3700**

*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.*

Schacker Real Estate Corp.

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