

**Office Property For Sale, Available: 1,681 sq. ft.**  
**964 Sunrise Hwy, West Babylon**



**Specifications:**

**Building Size:** 1,681 sq. ft.  
**Lot Size:** 0.17 Acres  
**Office Space:** 1,288 sq. ft.  
**Parking:** 7  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** 30-60 Days  
**Sale Price:** \$787,500  
 (\$450.00/sq. ft.)  
**Taxes:** \$15,357.85

1,288 sf office with 393 sf garage • Currently built with 4 office, bullpen area, and kitchette •  
 Excellent showroom space • High traffic count location on Sunrise Hwy (87,000 vehicles per day)  
 • Easy access to and from Deer Park Ave • Additional space in basement with seperate entrance and egress (756 sf)



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