



SCHACKER REALTY

**Office/Industrial Property For Sale, Available: 2,700 sq. ft.
Minimum Division 2,700 sq. ft.
26-32 Bond St, Westbury**



Specifications:

Building Size: 5,402 sq. ft.
Lot Size: 0.51 Acres
Office Space: 87%
Sewers: Yes

Pricing and Timing:

Sale Price: \$3,200,000
(\$592.37/sq. ft.)
Taxes: \$42,693.00
(\$7.90/sq. ft.)

Free standing office building • Large bullpen area with kitchenette/break room • New roof & exterior • Easily divisible into two (2) 2,700 sf units with separate entrances and meters • Loading dock / drive-in installation possible • Permissive Industrial B Zoning

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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

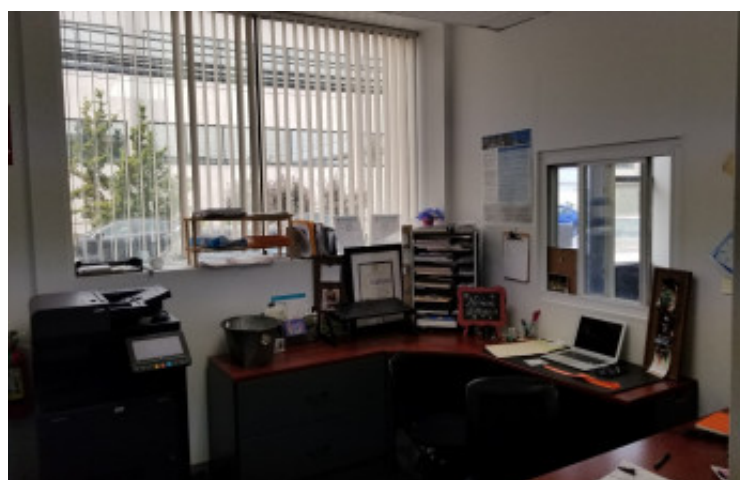
Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



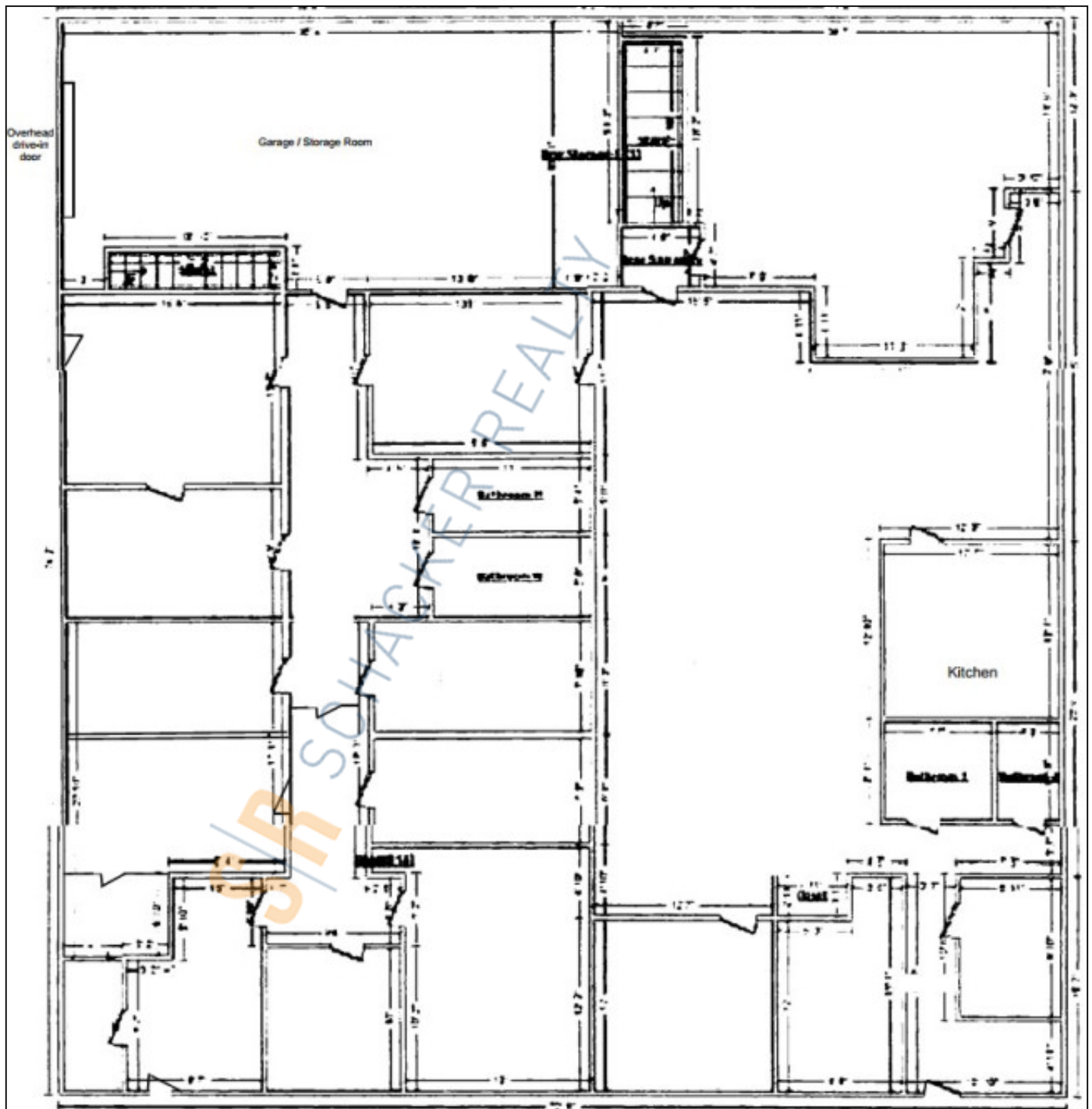
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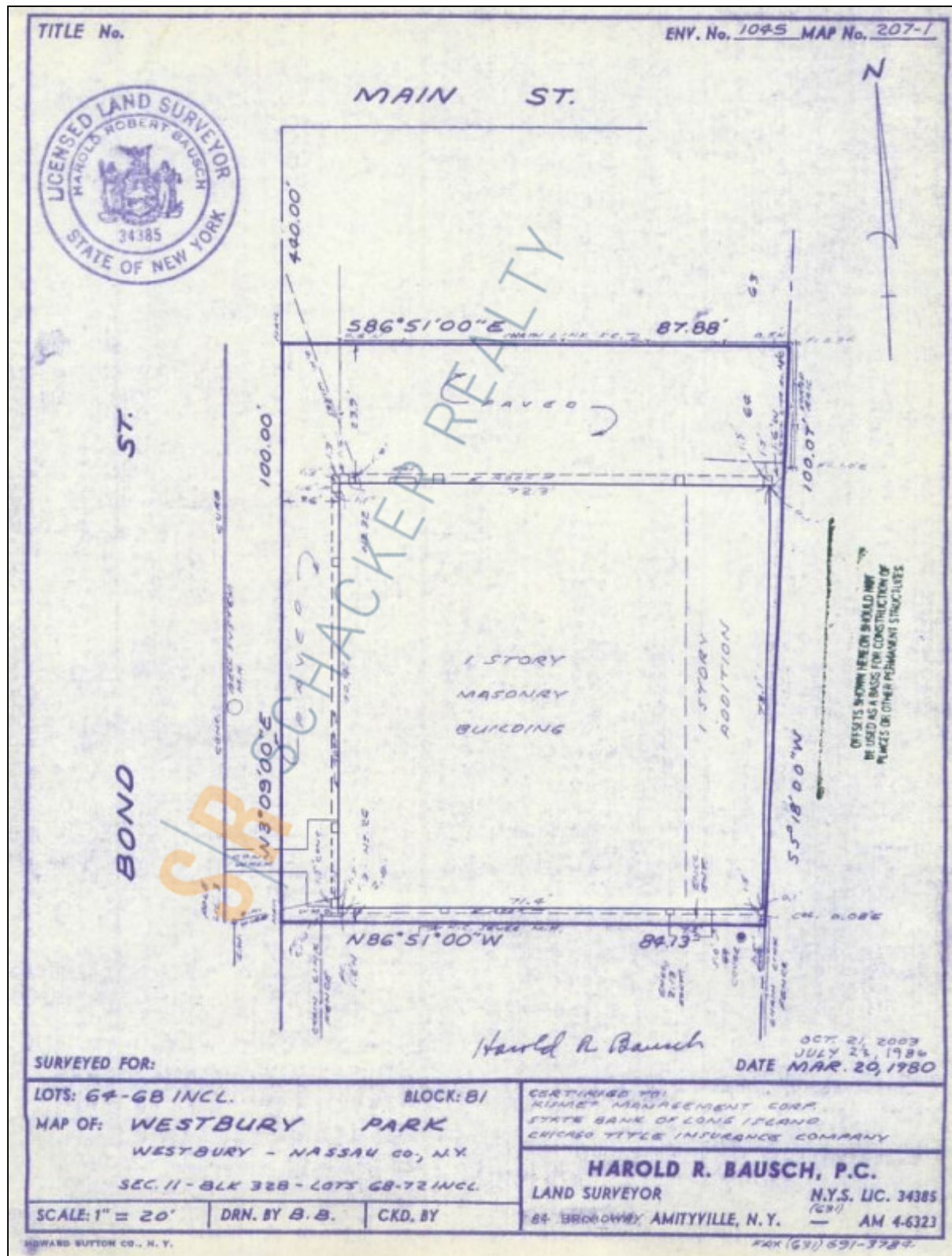


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Also available for sale with the purchase of 26-32 Bond St, Westbury
Bond St gated and paved land parcels located at
Section / Block / Lot: 11/328/73-76

Price: **800,000.00**

	Leased*	Available**	Total Useable
Lot #	3/4 of 74 + 75-76	73 + 1/4 of 74	73-76
Linear feet:	55	25	80
Revenue (Actual or prospective)*	49,440.00	22,472.73	71,912.73
Taxes - School	4,644.46	2,111.12	6,755.58
Taxes General	3,040.53	1,382.06	4,422.59
Taxes - Total	7,685.00	3,493.18	11,178.18
Net Income	41,755.00	18,979.55	60,734.55

CAP RATE: **7.6%**

* Leased through 1/2025 with 3% annual escalations. Tenant responsible for insurance, maintenance and tax escalations.

** Projected rent based upon same \$/psf as rented space, though smaller space. Anticipated rate is \$2k/month or \$24k.

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