SCHACKER REALTY

Exclusive Listing

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:	**$789,000**
	($469.36/sq. ft.)
Taxes:	**$15,357.85**
	($9.14/sq. ft.)

1,288 sf office with 393 sf garage • Currently built with 4 offices, bullpen area, and kitchenette • Perfect for professional office uses such as accounting, attorneys, real estate, insurance etc. and/ or 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 separate entrance and egress (756 sf)



Joseph Nesto, Associate RE Broker
516-503-5241 (cell)
631-293-3700 x24
jn@schackerrealty.com



Anthony Filipelli, Associate RE Broker
516-312-2339 (cell)
631-293-3700 x30
af@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.

SCHACKER REALTY

964 Sunrise Hwy, West Babylon













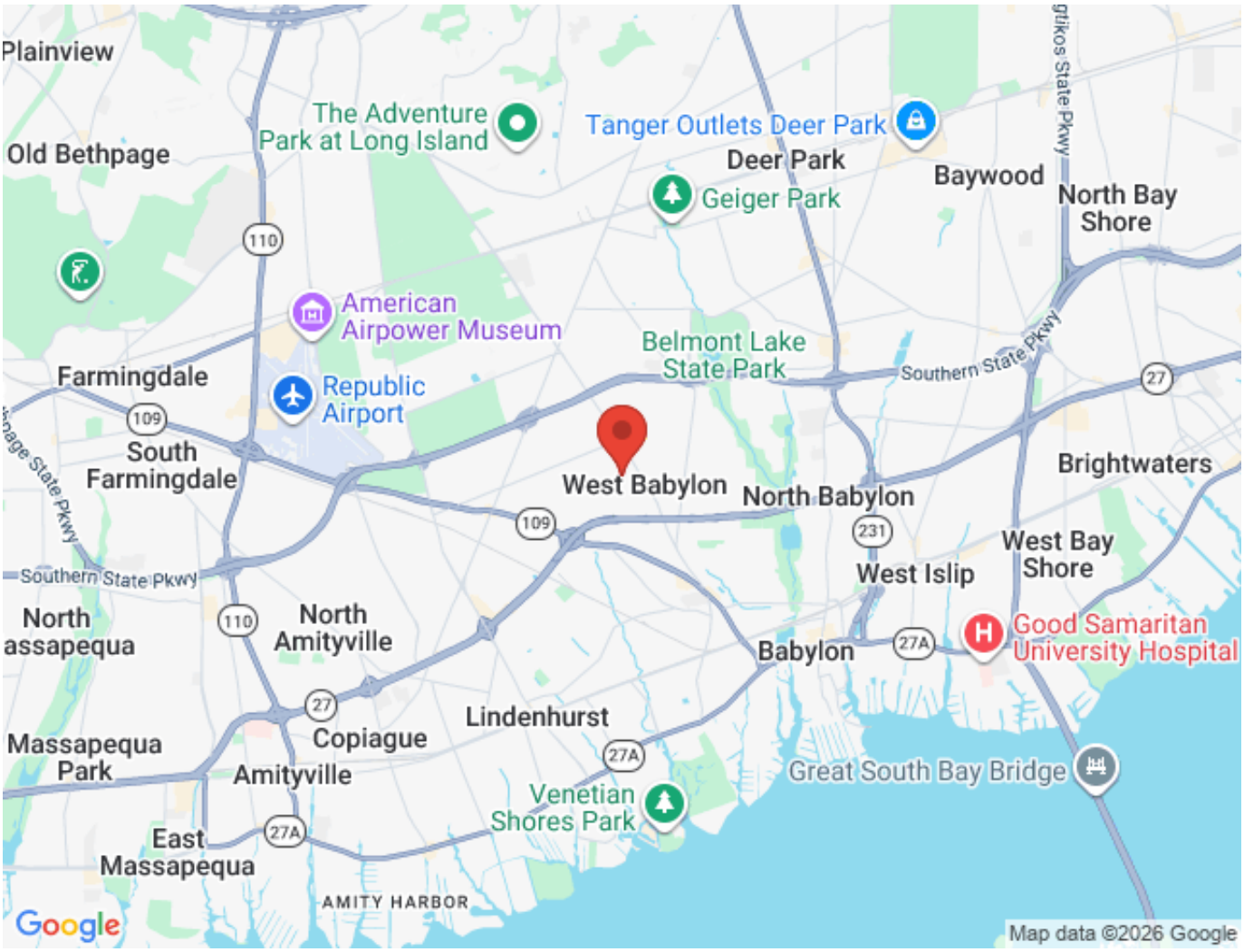
All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.

SCHACKER REALTY

964 Sunrise Hwy, West Babylon







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.