



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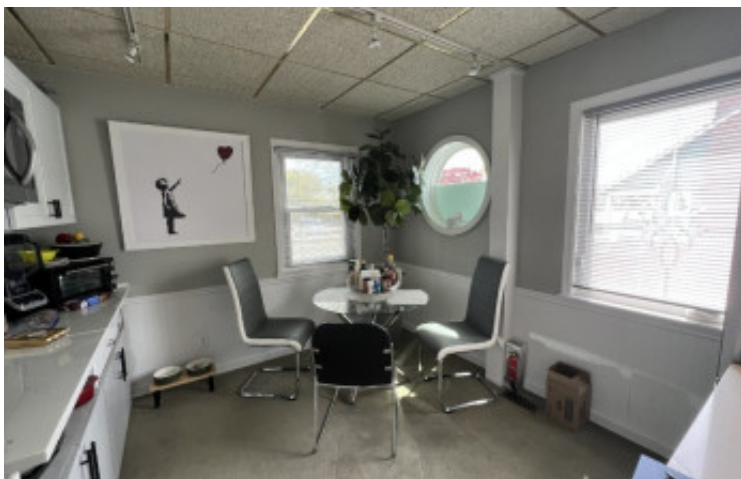
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Measurements may be estimates and information shown should not be relied upon without independent verification.



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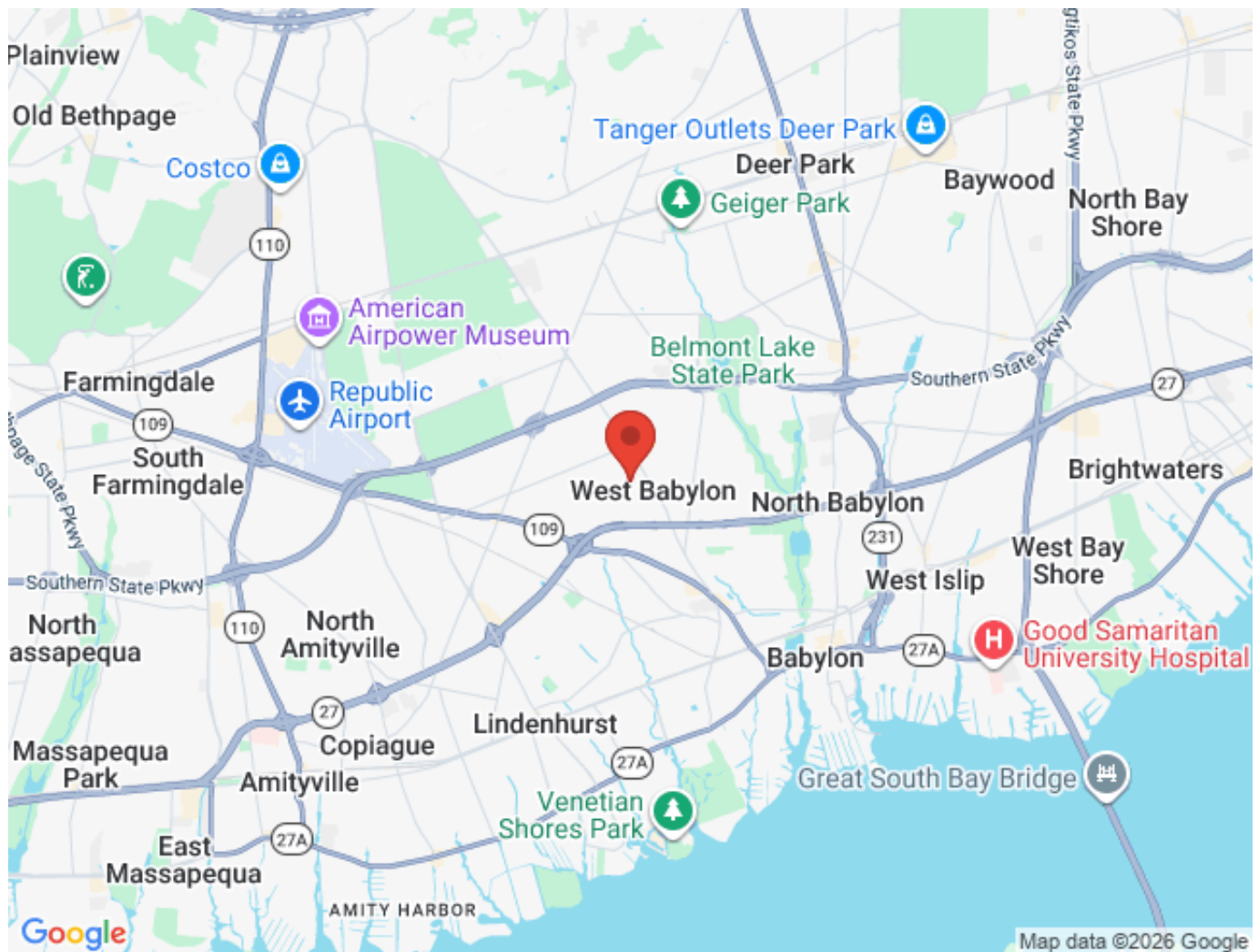


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