

**Industrial/Investment Property For Sale, Available: 6,600 sq. ft.
Minimum Division 1,200 sq. ft.
2635 N Jerusalem Rd, East Meadow**



Specifications:

	<u>Property</u>	<u>Available Space</u>
Size:	6,600 sq. ft.	6,600 sq. ft.
Office Space:	3,300 sq. ft.	3,300 sq. ft.
Ceiling Height:		9.0'
Loading:		3 Drive-in(s)
Power:		200 + 200 amps
A/C:		50%
Parking:	12 + Street	12 + Street

Pricing and Timing:

Occupancy:	Immediately
Sale Price:	\$1,600,000 (\$242.42/sq. ft.)
Taxes:	\$38,000.00 (\$5.76/sq. ft.)

Buyer can occupy all or part of the building and lease out the remaining space. The building features 3 self-contained 1200 sq ft units, and 2 self contained 1500 sq ft units with retail exposure. • Building can be delivered vacant. • Easy access from Hempstead Turnpike, Newbridge Road (Route 106), Wantagh Avenue and Wantagh and Southern State parkways.

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.