

FOR SALE OR LEASE

Ideal for Retail / Medical / Office / School

890 Carman Avenue, Westbury, N.Y. 11590

HELMSLEY SPEAR

Established 1866



**For Further Information and Inspection
Contact Exclusive Brokers**

DAVID SARGOY

Director

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HELMSLEY SPEAR OF LONG ISLAND

666 Old Country, Suite 602, Garden City, New York 11530

The foregoing is based on information obtained by HS and believed to be reliable but no guarantee is made to its accuracy.
No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will
depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

890 Carman Avenue, Westbury, N.Y. 11590

LOCATION:	The building is located on the south end corner of Old Country Road and Wantagh Parkway.	TELECOMMUNICATIONS:	• Verizon • Optimum • Fiber Optics
AVAILABLE SPACE:	11,140 ± SF	FIRE ALARM:	First Responder System
PLOT SIZE:	1.526 Acres (66, 472 SF)	UTILITIES:	Metered
PARKING:	108 Car Parking	CONDITIONS:	Mainly wide-open space – few columns
ZONING:	Business	OCCUPANCY:	Immediate
POWER:	400 amps/3 Phase - Can increase amperage if needed	RENTAL RATE:	Upon Request
HVAC:	• 8 - 5 ton units • Gas Fired • Oil – Hot Water Heater	PURCHASE PRICE:	Upon Request
WINDOWS:	Double Thermopane on Both Sides of Building	REAL ESTATE TAXES:	\$130,122
CEILING:	14 ft. – 18 ft.	EXPANSION:	Possible to expand building
		COMMENTS:	• Excellent visibility and signage on Carman Avenue and Carman Avenue Extension. • Close proximity to Westbury and Hicksville LIRR stations, banks restaurants and shopping. • Bus transportation on Old Country Road.

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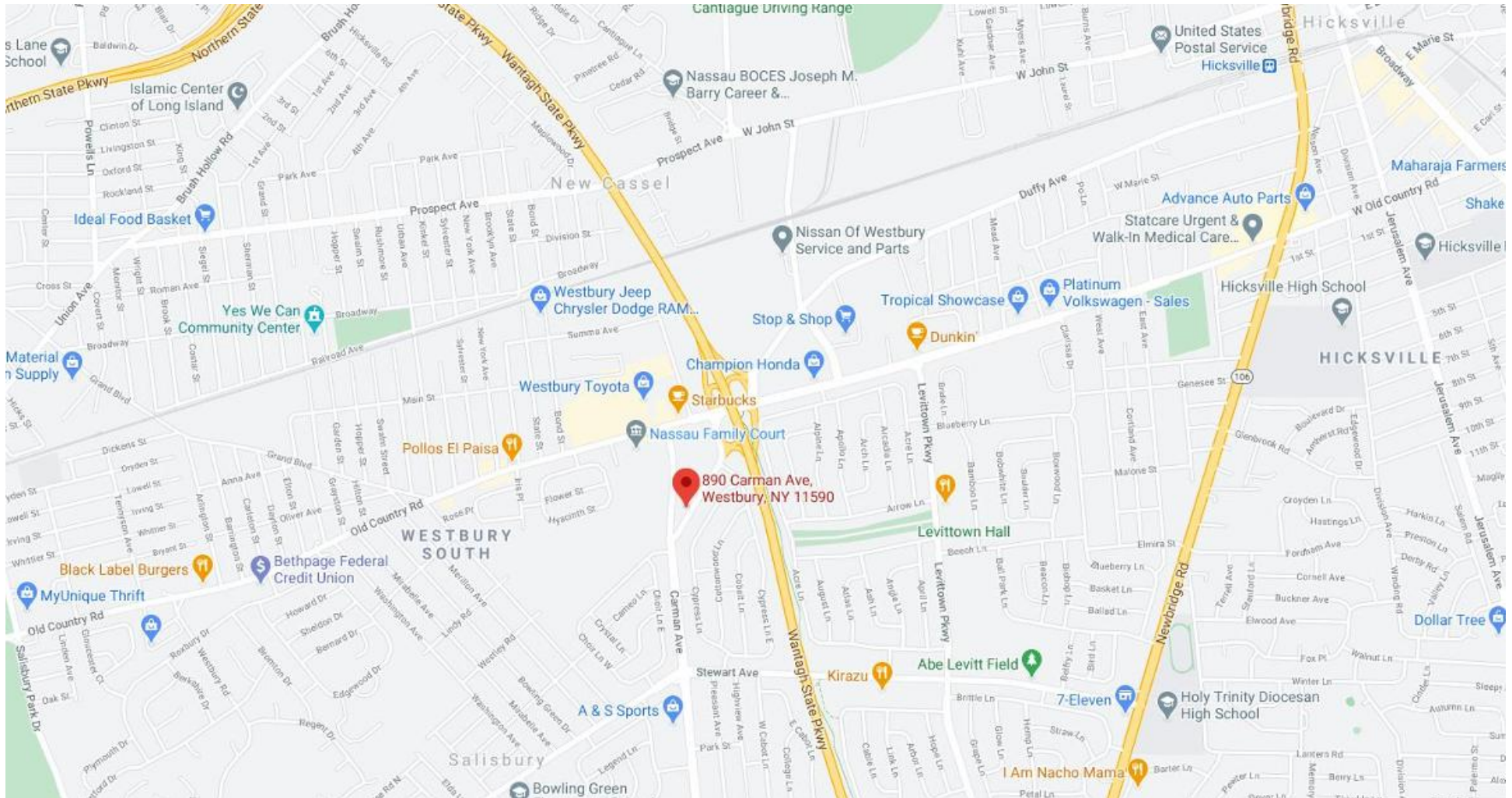
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