

FOR SALE

Prime Commercial Building

950 Jericho Turnpike, Westbury, NY 11590

**Brown
Harris
Stevens** **Bold
Honest
Smart**



DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com

**Brown
Harris
Stevens** | Commercial
Services

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS 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.

PLOT SIZE:	6,150± Square Feet Section 11 Block 372 Lot 16	DESCRIPTION:	Fully built-out space. <u>Floor 1</u> 4 Tenants – All Month-to-Month <u>Floor 2 – Walk Up</u> Single Tenant-Private Entrance Month-to-Month
BUILDING SIZE:	2,906 Square Feet		
ZONING:	Business A		
YEAR BUILT:	1958	REAL ESTATE TAXES:	\$28,691
UTILITIES:	-Full HVAC -Heat-Gas -A/C - Electric	PURCHASE PRICE:	Upon Request
PARKING:	Private lot for 12± cars & Ample Street parking		
COMMENTS:	• Lender owned • Excellent signage and visibility on heavily trafficked Jericho Turnpike • Building can be delivered vacant. • Easy access from Long Island Expressway and Northern State Parkway		

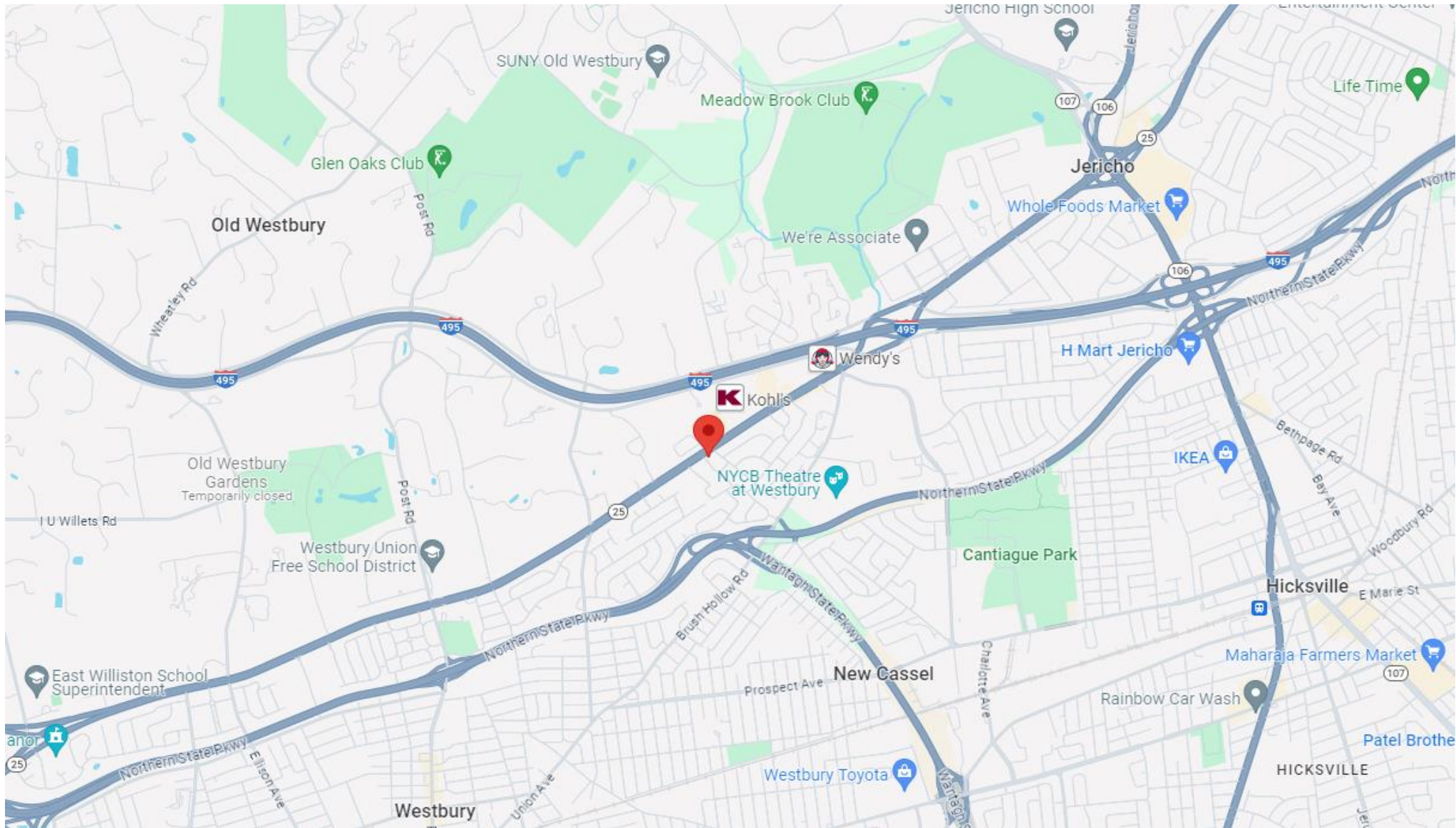
For Further Information & Inspection:

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