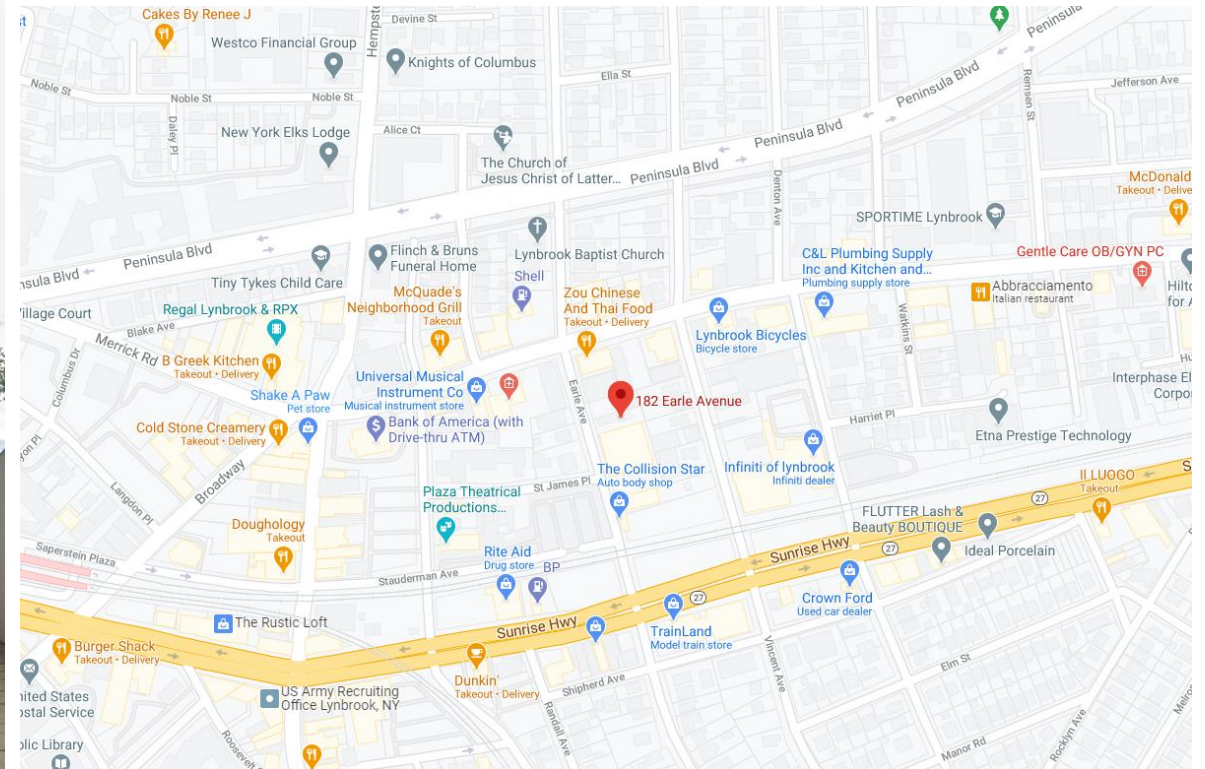


For Sale

Prime Medical/Office Building With Residential
Apartment Ideal for User or Investor

182 Earle Avenue, Lynbrook, NY 11563



ELIZABETH MORAN | 516.203.8103 | emoran@bhsusa.com |

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.

Property Highlights

Plot Size: 7,400± sf (.172 acres)
Building Size: 4,019± sf on 2 floors plus basement

- Waiting room – 14 seats
- Reception – 3 staff
- 4 exam rooms with sinks
- Procedure room with 2 sinks
- Lab with sink
- Consultation room
- 4 offices
- Kitchen with sink
- Handicapped bathroom

*Tenant on a month-to-month lease paying \$2k/month

Basement – 1,000± sf

- Storage
- Utility room

*Can expand usable basement-Not completely utilized

Residential Apartment – 650± sf

- Kitchen
- Living room
- 2 bedrooms
- Bathroom with shower

*Tenant on month-to-month lease paying \$1,400/month



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Property Highlights Cont'd

Parking:

- Can get 10-12 cars in driveway
- Ample municipal lot and street parking

Heat:

- Oil
- 2 units – 1 unit for each floor
- Circulating hot water with forced air
- 1 Hot water heater for building

A/C:

- Central A/C
- Floor 1 has 2 units
- Floor 2-window units

Roof: Shingle roof – 2 years old

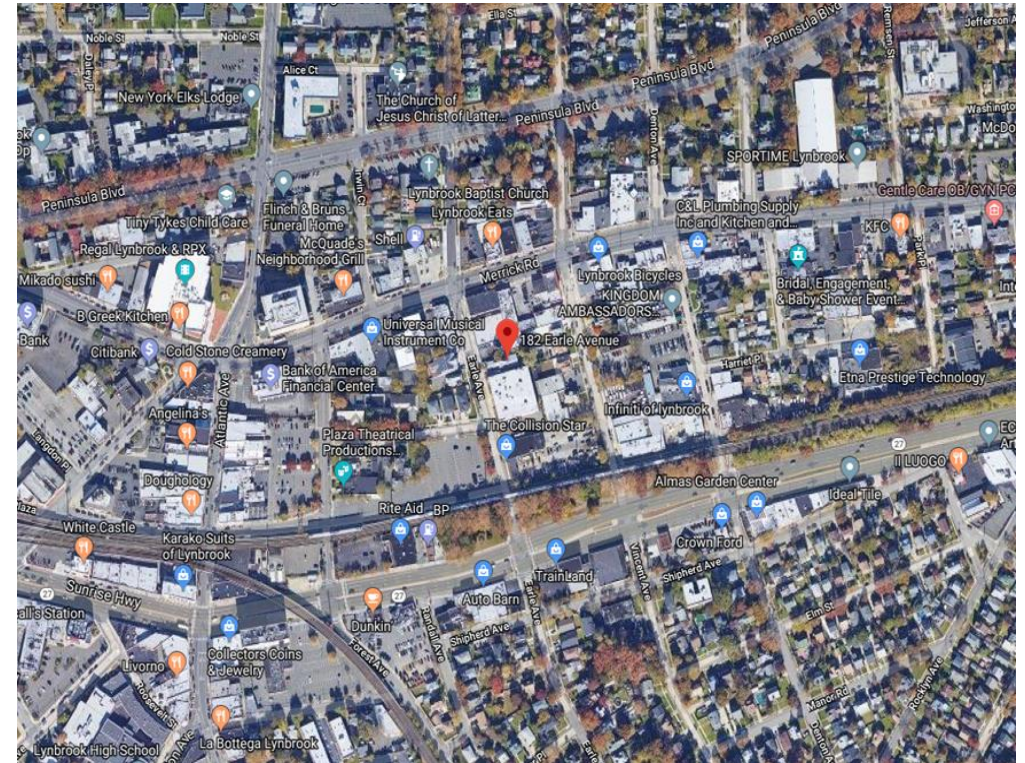
Potential Income: \$80,000±
*Both leases are under market

Real Estate Taxes: \$20,974±

Purchase Price: UPON REQUEST

Comments:

- Excellent signage and visibility
- Walk to banks, restaurants, Lynbrook LIRR station
- Easy access from all directions



For Further Information and Inspection Contact:

Elizabeth Moran

Lic. RE Salesperson

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