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:	**$739,000**
	($439.62/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)



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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.

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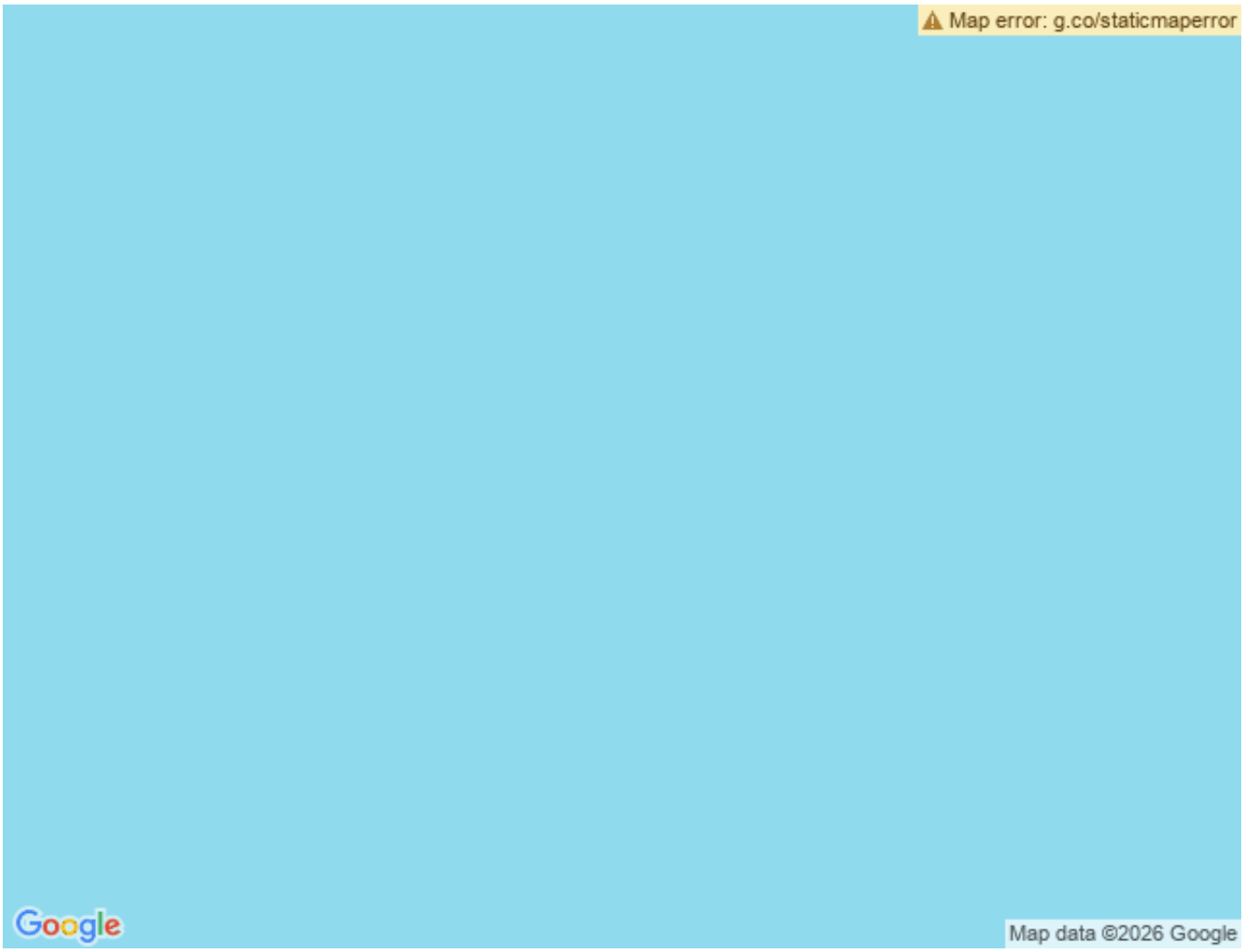
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