

ENTIRE BUILDING AND BASEMENT FOR LEASE

831-839 Sunrise Hwy, Lynbrook, NY 11563



James Sideris
City RE Group
8810 5th Ave, Brooklyn, NY 11209
js@cityre.us
(212) 372-7772

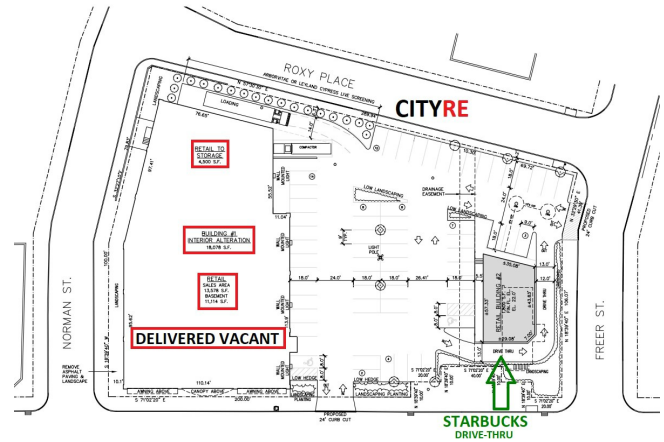


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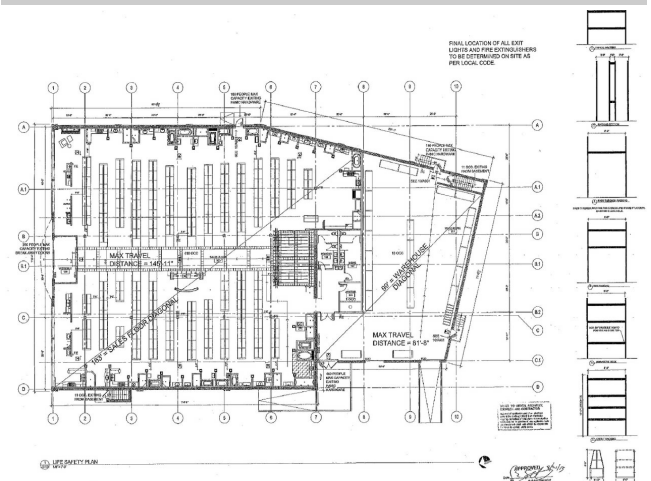
Upon Request

Property is located in great location, has great visibility on Sunrise Highway with over 37,000 vehicles per day pass this site. Convenient truck loading and additional parking or storage in basement. Ceiling height ~15ft. Main floor is ~18,500sf / Lower level is ~11,500sf
 Neighboring tenants: Infinity, Audi, Acura, Honda, Volkswagon, Ford, Atlantic Auto Mall, The Bristol Assisted Living, Blink Fitness, Leslie Pool Supply, Bank of America, Citibank, Cosmo Prof, Kentucky Fried Chicken, Taco Bell, Wendy's, IHOP, Jersey Mike's, and Dunkin.'...

- Great visibility on Sunrise Highway.
- Additional parking in basement.
- 58 Surface Parking Spaces.



SUNRISE HIGHWAY (ROUTE 27)



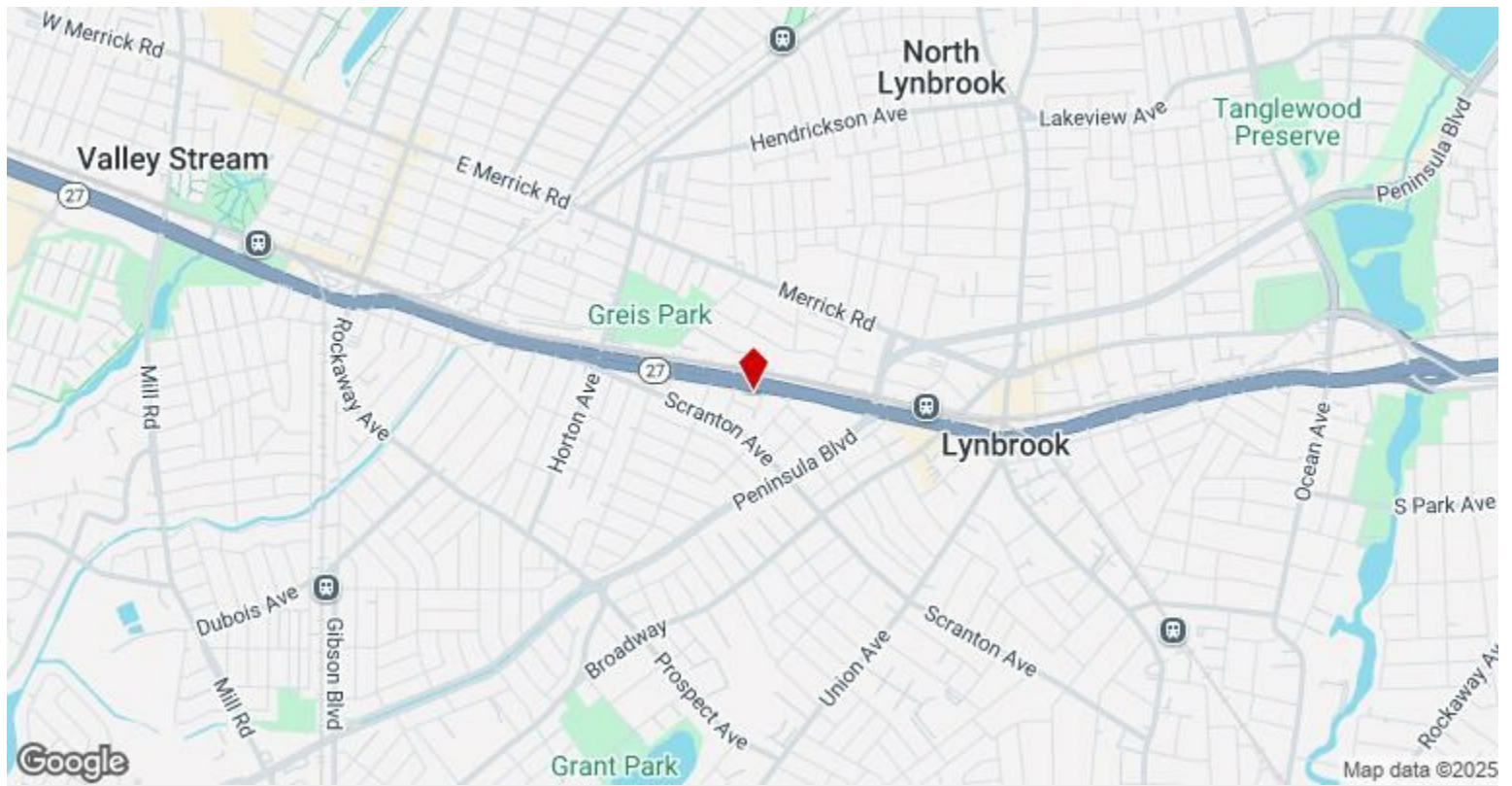
Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	18,080 SF
Year Built:	1972
Walk Score ®:	75 (Very Walkable)
Transit Score ®:	54 (Good Transit)
Rental Rate Mo:	Upon Request

1st Floor

1

Space Available	18,080 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Retail
Lease Term	1 - 20 Years

18,080 SF on grade / 11,114 SF in basement for automobile storage (12' ceilings)



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Property Photos



Building Photo



Side of Building

Property Photos



Property Photos



Back of Building



Lynbrook-NY-831SunriseHighway-660x440

Property Photos

SITE PLAN

