

4 OUT OF 6 UNITS AVAILABLE IN PROFESSIONAL OFFICE/MEDICAL BUILDING IN THE HEART OF AMITYVILLE

193-199 Broadway, Amityville, NY 11701



PROPERTY DESCRIPTION

If you're going to be in ever growing and developing town of Amityville this is the location you want to be. Join other professional and medical businesses , just steps from the LIRR station.

4 out of 6 professional/medical/office units available ranging from 1200 SF to 5100 SF

- Unit #1 - Former Veterinarian Office**
- Unit #2 - Former Family Doctor Office**
- Unit #3 - LEASED**
- Unit #4 - Former Advanced Dermatology Office**
- Unit #5 - Former Podiatrist Office**
- Unit #6 - LEASED**

Other tenants include: The Smilist Dentist which has been there many years and has constantly renewed or extended his lease.

PROPERTY HIGHLIGHTS

- ALL UNITS HAVE:** Front or rear windows, Private entrance, Separate Heat/HVAC, Private Reception area, Partitioned offices and, Shared Parking for 21 Car in the rear of Building.
- On-Site Parking** – Convenient rear parking for tenants and visitors.
- Prime Location** – Minutes from hospitals, LIRR, major highways, eateries, banks, and parking.

CONTACT EXCLUSIVE AGENT

EITAN HAKAMI

Associate Real Estate Broker
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JONATHAN ROTHSTEIN

Direct: (516) 279-7198
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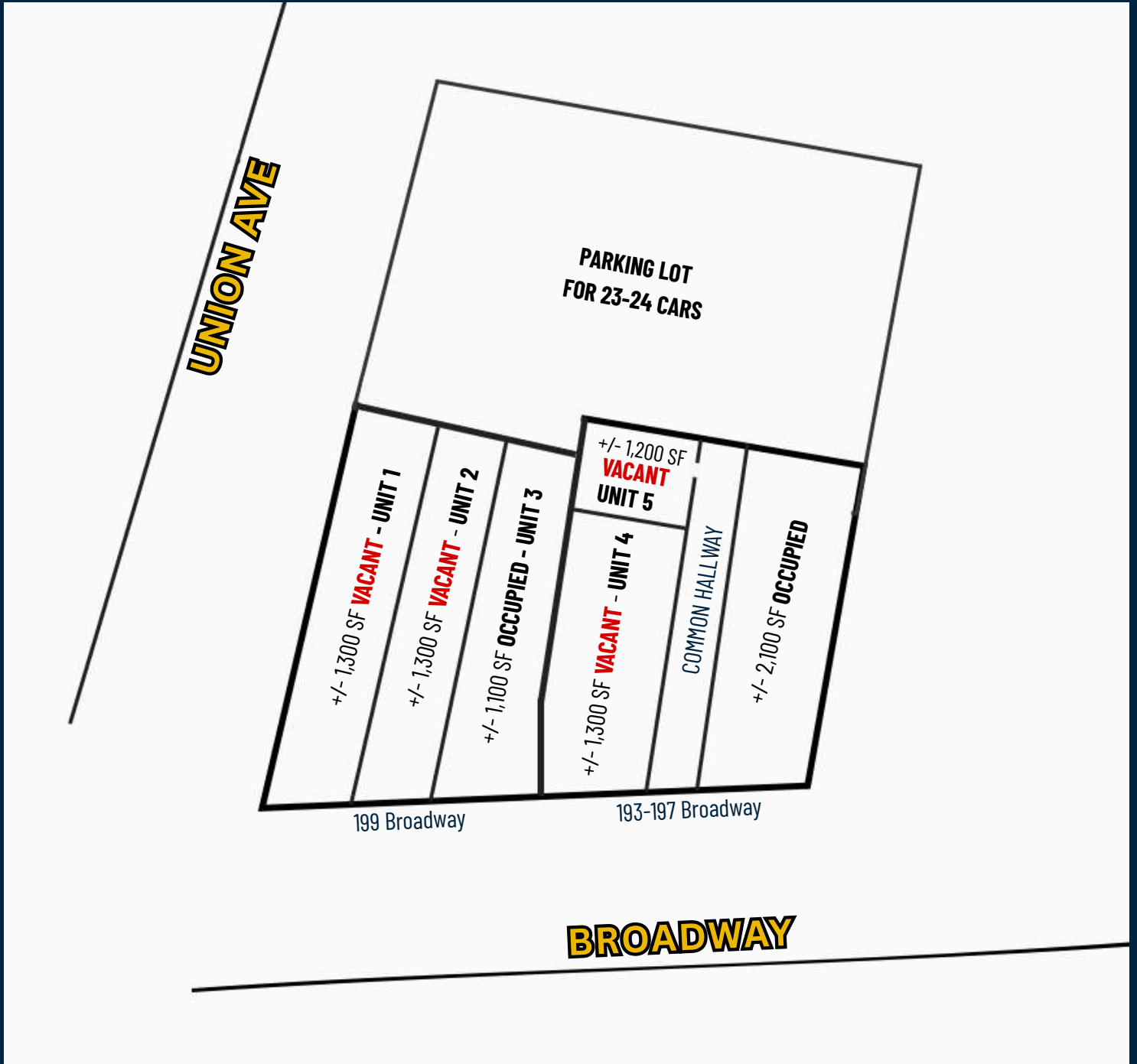
OFFERING SUMMARY

Lease Rate:	Call for Details
Unit 1 - Available SF:	+/- 1,300 SF
Unit 2 - Available SF:	+/- 1,300 SF
Unit 3 -	LEASED
Unit 4 - Available SF:	+/- 1,300 SF
Unit 5 - Available SF:	+/- 1,200 SF
Unit 6 -	LEASED

Buildings:	2 Adjacent Bldg
Stories:	1
Year Built:	1965
Parking:	23-24 Cars in rear

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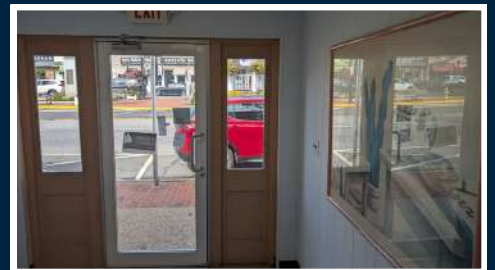
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