

**FOR LEASE****SPACE DETAILS:**

BUILDING SIZE:	+/- 1,500 SF
YEAR BUILT:	1991
LOT SIZE:	+/- 0.17 ACRES
ZONING:	E-BUSINESS
HEAT:	GAS
AIR CONDITIONING:	YES (2 ZONES)
POWER:	400 AMPS
PARKING:	12 SURFACE SPACES
OCCUPANCY:	JUNE-2026
LEASE TERM:	3-5 YEARS
RE TAXES (2025/26):	\$14,793.55 /Yr (\$9.86 PSF)

ASKING: \$35.00 PSF /NNN**OFFICE/MEDICAL BUILDING
EXCELLENT CONDITION!**

- **THIS BUILDING FEATURES A MAIN FRONT DESK, THREE (3) SEPARATE OFFICES AND A LARGE BULLPEN AREA.**
- **SIGNAGE**
- **THIS PROPERTY SITS ON THE CORNER OF LONG ISLAND AVE AND W. 1ST ST. LOCATED JUST OFF DEER PARK AVE. ON THE WEST SIDE, CLOSE TO LONG ISLAND EXPY. AND SOUTHERN STATE PKWY., AND WITHIN PROXIMITY OF LIRR.**
- **PERFECT FOR PROFESSIONAL OFFICE, INSURANCE, MEDICAL, ETC.**

For further information or to arrange an inspection, please contact broker(s):

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info**NIKO KHETAGURI**
Managing Director
(631) 392-0784 Ext. 108
(516) 724-5277 Cell
niko@alliancerealestate.info44 W. Jefryn Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info

