

2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

As "Exclusive Agents" we are pleased to announce the availability of the following property:



## 43 Polk Ave, Hempstead

<b>Building Size:</b>	<b>11,275 SF</b>	<b>Ceiling Height:</b>	<b>14'</b>
<b>Lot Size:</b>	<b>.28 Acres</b>	<b>Power:</b>	<b>± 400 amps @ 480 volts</b>
<b>Offices:</b>	<b>2,550 ± SF</b>	<b>Heat:</b>	<b>Electric</b>
<b>Drive-ins:</b>	<b>3</b>	<b>Sale Price:</b>	<del>\$895,000 (\$79.40 psf)</del> <b>\$839,000 (\$74.41 psf)</b>
<b>Comments:</b>		<b>Taxes:</b>	<b>\$ 59,008.38 per year</b> <b>(Village, General, &amp; School)</b> <b>Taxes in certiorari</b>

- ± 2<sup>nd</sup> Floor Office 2,550 SF
- ± Built 1953, addition in 1973
- ± Office/R&D Fully Air Conditioned
- ± Zoned Industrial
- ± Owner Will Hold Mortgage

For further information or to arrange an inspection of this property please contact:

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