

2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

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



88-96 Station Plaza, Lynbrook

Building Size:	13,428 +/- sf	Ceiling Height:	12' to 14'
Lot Size:	16,315 +/- sf	Heat:	Gas
Available Space:	3,714 +/- sf (2 nd Floor)	Power:	200 amps
Office/Storage:	3,714 +/- sf (2 nd Floor)	Asking Sale Price:	\$1,395,000 \$1,299,000
Loading Docks:	2	Taxes:	\$55,000 +/- (incl. village tax)
Drive-ins:	1		

Comments:

- ✚ Perfect User/Investor Facility
- ✚ At Lynbrook Railroad Station
- ✚ Zoned Commercial Village of Lynbrook, warehouse/office
- ✚ 4,000 sf leased (15 Langdon Place) at \$47,000 per annum
- ✚ 2,000 sf leased (96 Station Plaza) at \$20,400 per annum
- ✚ 3,714 sf (1st floor) leased at \$32,496 per annum

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

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