

# For Sale | Office Property

946 Little East Neck Road, West Babylon NY 11704



Total Building Size: 1,218 sf ±  
Lot Size: .16 Acres ±  
Foot Print: 840 sf ±  
Location: Town Of Babylon  
Zoning: E Business  
Sec/Block/Lot: 138 / 3 / 68.001

- Ideal Small Office For Contactor, Service Industry, Professional & Medical
- Fully Renovated In 2005
- Located At Corner
- Large Fenced In Parking Lot
- Sprinklered
- Basement Apartment Collecting \$1,100.00 / Month (Below Market)

Asking Sale Price: \$548,100.00  
Taxes: \$10,719.32 / year ±

## Exclusive Agent:

Jeremy D. Hackett, Managing Partner  
Licensed Real Estate Broker  
Direct: (631) 391-6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

Michael F. Pisciotta  
Licensed Real Estate Salesperson  
Direct: (631) 872-1180  
[mike@metrorealtyservices.com](mailto:mike@metrorealtyservices.com)

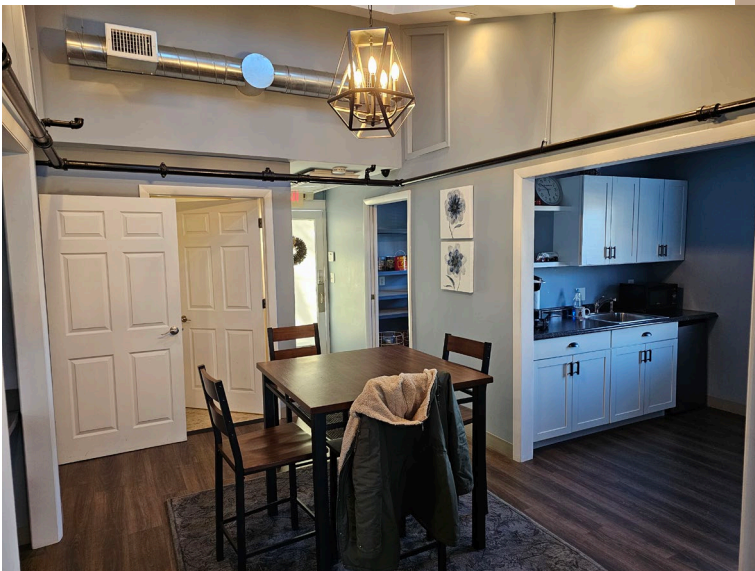
**METRO**  
REALTY SERVICES LLC  
201 Moreland Road, Ste 4, Hauppauge, NY 11788  
(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.



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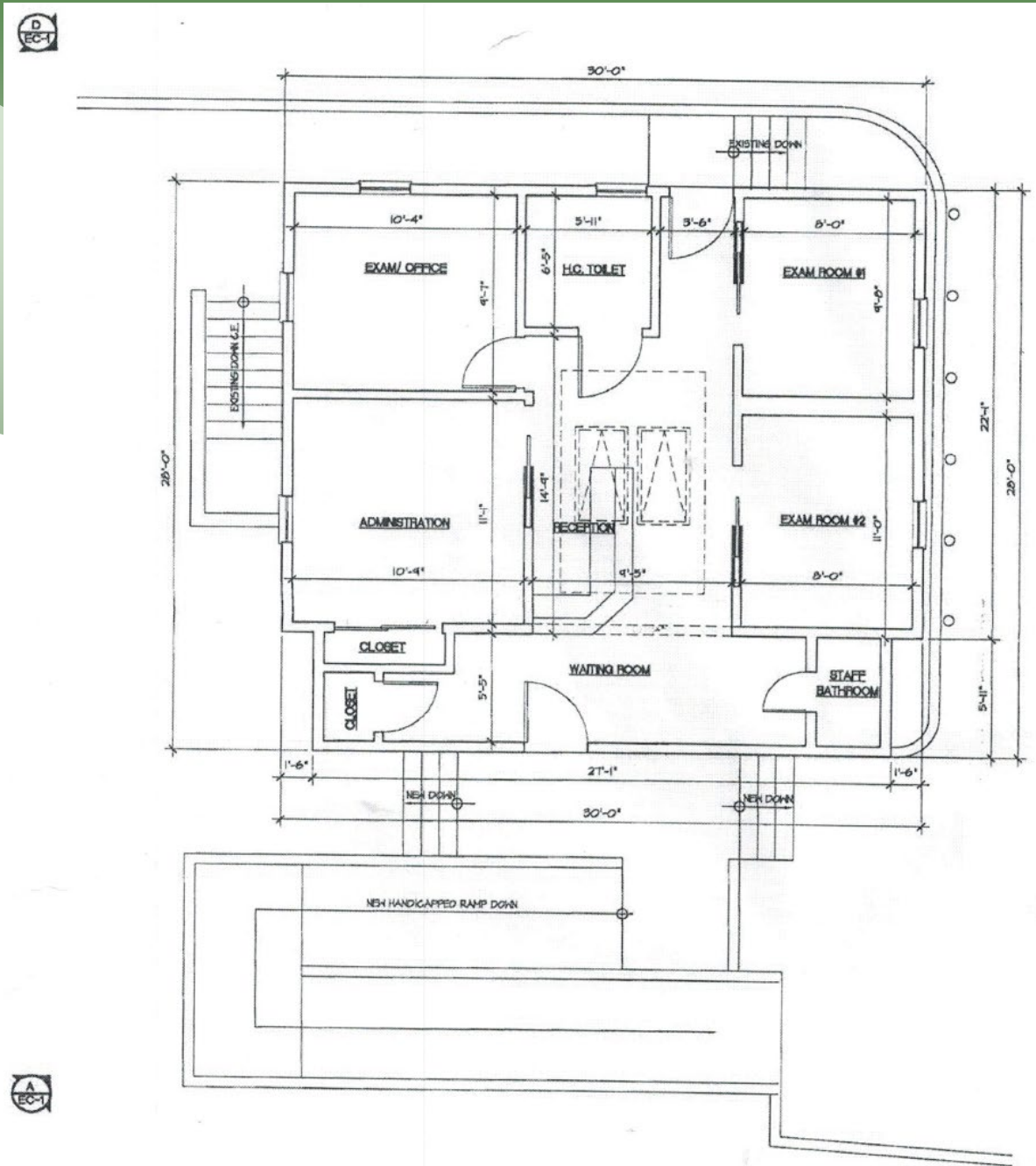
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**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

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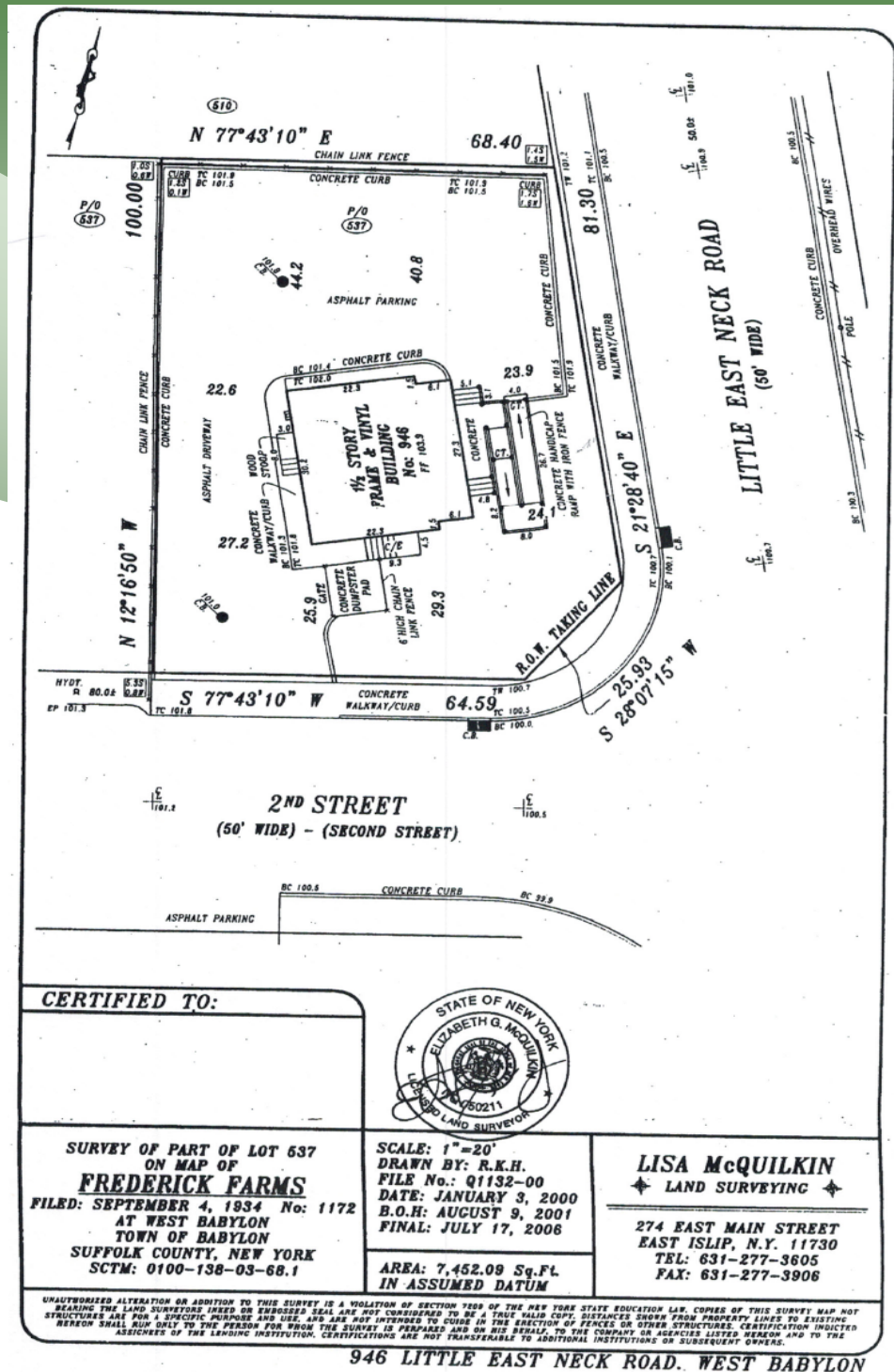
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