

For Sale • Bellmore • NY

254 Pettit Avenue

**1,800 Square Feet +/- 1½ Story Office Building
 Plus 1,200 SF Storage Basement**

Ideally located at LIRR

**HUGE PRICE
 REDUCTION**



**OWNER
 WANTS
 A DEAL!!!**

**Sale Price: ~~\$788,000~~
 Now \$688,000**

Taxes: \$25,356

Available Immediately

For information and/or inspection call:

Exclusive Agent:

Steven Epstein

Real Estate Salesperson

Direct: 516.320.7704

sepstein@unitedrealtyinc.com

Property Particulars:

- ◆ 1,800SF +/- 1½ story office building on 5,300 SF +/- Lot consisting of:
 - 1st floor – 1,200 +/- SF offices
 - 2nd floor – 600 +/- SF offices
 - Lower level – 1,200 +/- SF storage
- ◆ Gas heat
- ◆ Full HVAC
- ◆ Located across from the LIRR
- ◆ Parking – 7 cars on-site plus ample municipal parking
- ◆ Zoned Business



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