

**600 Broadhollow Road
Melville, New York**

NEWMARK



RARE USER/INVESTOR OFFICE BUILDING FOR SALE

Sale Price - \$4,000,000

Building Size – 16,399 Square Feet

Real Estate Taxes - \$60,771 (2020)

Plot Size – 0.92 acres

**2nd Floor – 6,000 Square Feet
(Available)**

**1st Floor – 6,000 Square Feet
(Occupied)**

**Lower Level – 4,399 Square Feet
(897 SF Available)**

Property Highlights:

- Attractive, Modern Building
- Entire 2nd floor can be delivered vacant
- 48 parking spaces
- Bank of America occupies the entire first floor and the majority of the lower level. The Bank is paying \$70,000 per annum NNN plus increases on a long term lease plus multiple options
- Bank Branch and ATM on premises
- Signage available on the façade and on Route 110

Location Highlights:

- Located at a traffic light on the corner of Route 110 and Spagnoli Road
- Across the Street from the Huntington Hilton and One10 Restaurant
- 1.3 Miles south of the Long Island Expressway
- Walk to multiple restaurants

For further information please contact our exclusive agents:

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