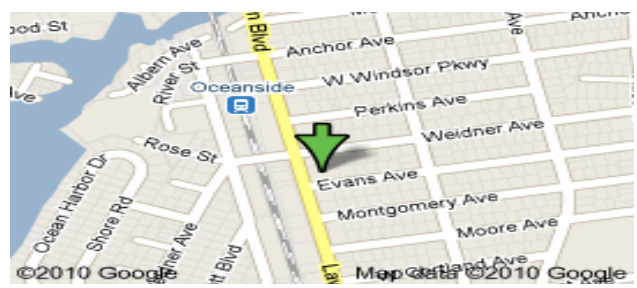


# IDEAL USER PROPERTY FOR SALE/LEASE



**3199 LAWSON BOULEVARD,  
OCEANSIDE, NEW YORK**



**FOR INFORMATION AND INSPECTION,  
PLEASE CALL:**

**JOSHUA BROTTOR**

**AMOS BROTTOR**

[jbrotter@douglaspayton.com](mailto:jbrotter@douglaspayton.com)

## **(516) 829-7400**

**DOUGLAS, PAYTON & COMPANY, INC.** 505 NORTHERN BOULEVARD, GREAT NECK, NEW YORK 11021

**COMMERCIAL REAL ESTATE SERVICES**

All information is submitted subject to errors, omissions, change of rental price, sale price, or other conditions, prior sale, lease or financing, or withdrawn from the market with out notice.

**TOTAL BUILDING SIZE:**

9,265+/- Sq. Ft.

**LEASE SPACE:**

4,500 OR 6,000 +/- SQ

**LEASE PRICE:**

13.50 PSF

**SALE PRICE:**

\$1,599,000

**TAXES:**

\$58,982.40

**POWER:**

THREE SEPARATE  
SERVICES

**HEAT:**

GAS - SEPARATE SERVICES

**COMMENTS:**

- WALK TO LIRR
- IDEAL FOR OWNER OCCUPIED W/  
INCOME
- EXCELLENT PARKING
- HIGH TRAFFIC COUNT
- OFF STREET LOADING