

## Now For Sale or Lease • Merrick, NY

### 1955 Merrick Road - Suite 204 & 205 1,709 Square Feet +/- Office Condo (Part of 15,000 SF Medical Office Building)

**Massive Price Reduction**



## OFFICE CONDOMINIUM

**Sale Price:** ~~\$599,000~~ **\$488,000**  
**Taxes:** \$11,504  
**CAM:** \$15,528

**Available Immediately**

**For information and/or inspection call:**

***Exclusive Agent:***

**Steven Epstein**

**Real Estate Salesperson**

**Direct: 516.320.7704**

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### Property Particulars:

- ◆ 1,709 +/- SF condo unit, part of 15,000 SF building (former psychiatry offices)
- ◆ Updated common areas including: lobby, elevator, bathrooms, & hallways/stairways
- ◆ Located directly across from the GAP Shopping Center
- ◆ 2 reserved parking spaces plus parking on-site and street
- ◆ Well appointed space
- ◆ Interior bathroom and Kitchen pantry
- ◆ 24/7 access
- ◆ **Can be combined with adjoining unit (Suite 206) for expanded footprint (1,535 SF + 1,709 SF = 3,244 SF)**



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