

**Office**

**Exclusive Listing**

**Sale**

**Investment Sale - PRICE REDUCED**  
**475 East Main Street**  
**Patchogue, NY 11772**



**Property Information**

<b>Min Size:</b>	40,000
<b>Max Size:</b>	40,000
<b>GLA:</b>	40,000
<b>Sale Price:</b>	\$6,399,000
<b>Lease Rate PSF:</b>	
<b>Lease Type:</b>	NNN
<b>Electric PSF:</b>	
<b>CAM PSF:</b>	
<b>Possession:</b>	Immediate
<b>Office size:</b>	
<b>Floor:</b>	2
<b>Ceiling Hgt:</b>	
<b>Fuel:</b>	Gas
<b>Sprinklered:</b>	1
<b>Power:</b>	0
<b>Loading Docks:</b>	0
<b>Drive Ins:</b>	0
<b>Parking:</b>	140 spaces
<b>RE Taxes:</b>	\$93,801
<b>Lot Size (Acres):</b>	2.1
<b>Zoning:</b>	Office



All serious offers will be considered. . . Owner Motivated!!! Updated Pro-Forma Attached. Modern, 2 story brick office building for sale. Well maintained with updated finishes. New roof, low taxes and 95% occupancy. All suites are separately metered. 2,000 sf available on the 1st floor. \$16.00 per sq. ft. plus CAM and utilities.

**For Information, please contact:** Brian McGuire (631)761-9403 Direct Dial Email [bmcguire@cbcli.com](mailto:bmcguire@cbcli.com)

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