

Prime Site for Sale/Lease • Massapequa • NY

4144 Sunrise Hwy.

5,548 SF Flex Building



1st Time Offered – Huge Visibility & Traffic Count
Ideal for Contractors, Electrical, Plumbing, Home Improvement, Etc.

Sale Price: \$1,400,000
Rental Price: \$20.00/SF NNN
Taxes: \$48,819

Availability arranged.

For information and/or inspection call:

Exclusive Agent:
Steven Epstein
Real Estate Salesperson
Direct: 516.320.7704
sepstein@unitedrealtyinc.com

Property Particulars

- 5,548 SF building on 4,869 SF lot
Consisting of:

**1st Floor: 2,774 SF +/- Modern Offices
with 12' Ceilings**

**Lower Level: 2,774 SF +/- Storage with
10' Ceilings**

- Drive in door
- Gas heat
- 200 Amps electric
- Fully wired telecommunications
- Close to Rt. 135
- Parking on site – front and rear
- Street parking – front and rear