

Office

Exclusive Listing

Lease

**1954 New York Avenue
Huntington Station, NY 11746**



Property Information

Min Size:	2,000
Max Size:	2,000
GLA:	2,000
Sale Price:	
Lease Rate PSF:	\$24.95
Lease Type:	Gross
Electric PSF:	
CAM PSF:	
Possession:	Immediate
Office size:	2000
Floor:	1
Ceiling Hgt:	
Fuel:	Gas
Sprinklered:	1
Power:	0
Loading Docks:	0
Drive Ins:	0
Parking:	15
RE Taxes:	\$13,840
Lot Size (Acres):	0.63
Zoning:	C-6



Spectacular Freestanding Office Building with Yard. 2,000 SF with 6 Rooms, 2 ADA bathrooms on main floor and full basement. Parking for 15 cars. Separate Meter for gas and electric. Landscaping and snowplowing included in lease rate. Prime location in Huntington Station. In close proximity to Jericho Turnpike, Huntington Village and the LIRR. Large basement storage

For Information, please contact: Brian Wynne

(631)761-9404 Direct Dial

Email bwynne@cbcli.com

1601 Veterans Memorial Highway, Ste 420, Islandia, NY 11749 631-232-4400 Tel 631-2132-2438 Fax www.cbcli.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. 50/50 commission split to co-broker on all CBCICS Exclusive Listings. Each office independently owned and operated.