

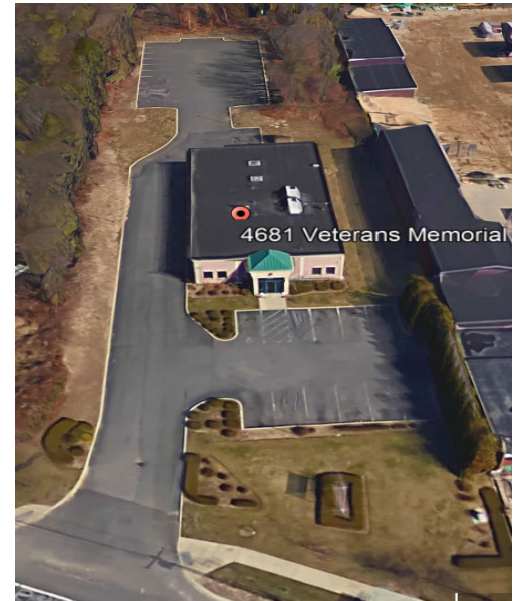
For Lease / Sale Possible ~ Office Property
4681 Veterans Memorial Highway

Holbrook, NY 11741

METRO
REALTY SERVICES LLC

PRICE REDUCED

Existing Medical Office With Physical Therapy Area



Building Size: 4,871 SF
Lot Size: 1.21 Acres
Drive-ins: 1
Heat: Gas
Power: 200 amps

Sale Price: **Sale Possible**
Lease Price: ~~\$32.00 SF Gross~~ **\$24.95 psf**
(NET OF REAL ESTATE TAXES)
Taxes: \$4.68 Per SF

Comments:

- ◆ Fully Renovated 2010
- ◆ 33 Car Parking
- ◆ Fully Air Conditioned
- ◆ Main Road Exposure
- ◆ Free Standing
- ◆ Good For Any Professional Use
- ◆ Zoned Industrial Corridor District (approved change of use to Medical Office B Type 2b)

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Jeremy D. Hackett, Licensed Real Estate Broker
Managing Partner
Direct: (631) 391-6359
jeremy@metrorealtyservices.com

Nicholas Romano, Licensed Real Estate Broker
Managing Partner
Phone: (631) 770-0700 ext. 6362
nick@metrorealtyservices.com

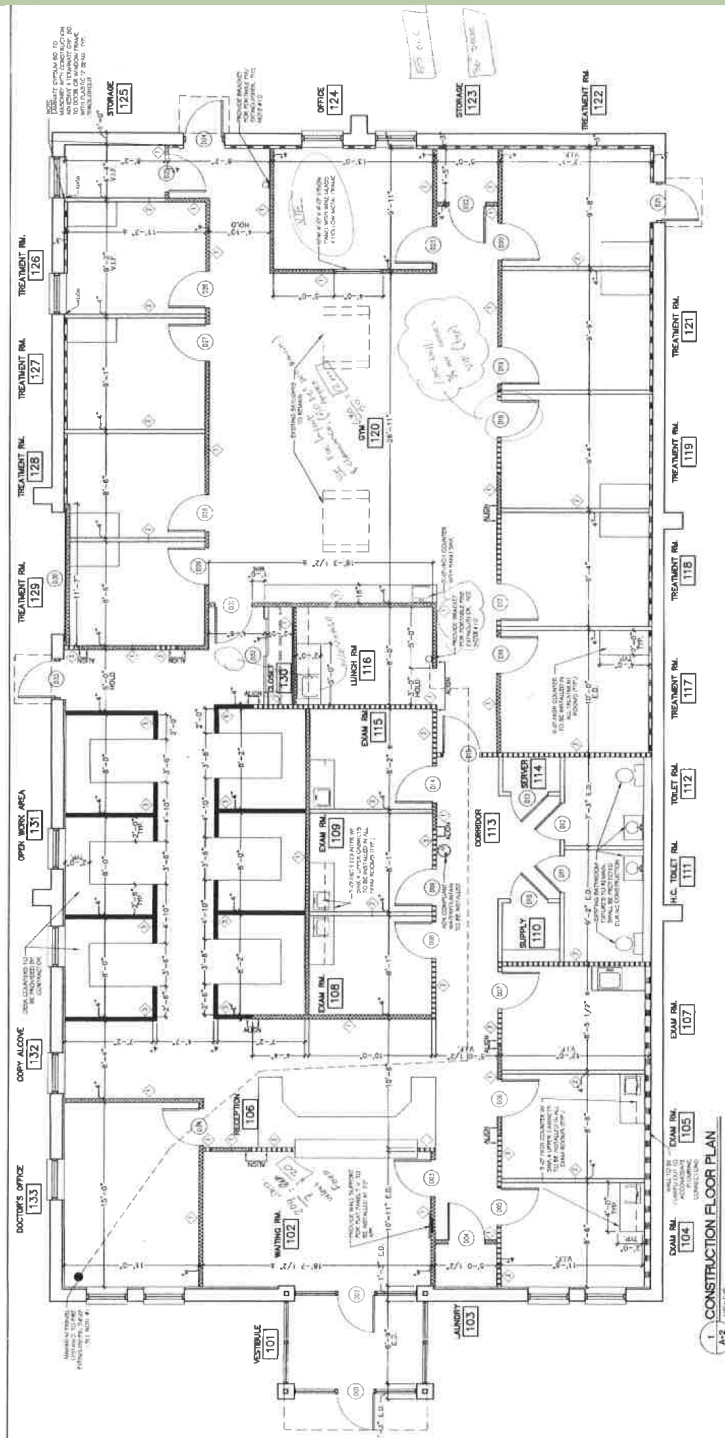
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Metro Realty Services, LLC
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735
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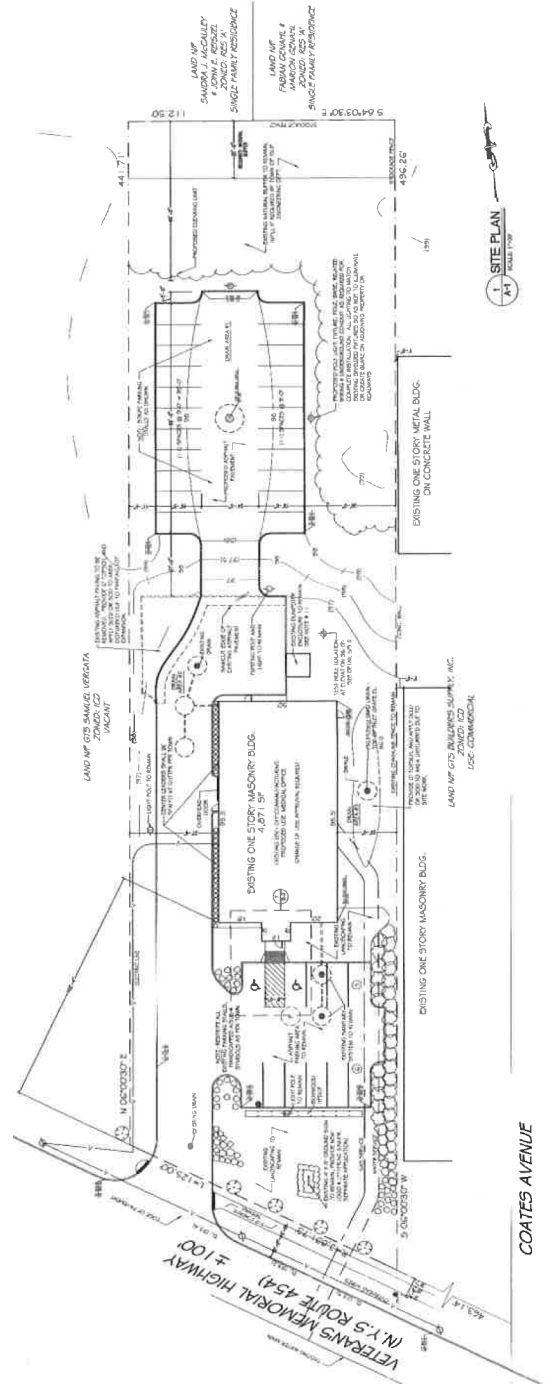


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