

# OFFICE BUILDING FOR SALE OR LEASE

**175 IU WILLETS ROAD  
ALBERTSON, NY**

**SALE PRICE:  
\$2,675,000.00**

**LEASE PRICE:  
\$19.50 PSF GROSS  
(+/- 6,605 SF - SUITE B)**



## **BUILDING SPECIFICATIONS:**

**Building Size:** +/- 13,405 SF  
**Plot:** +/- 39,800 SF  
**Available Space:** +/- 6,605 SF - Suite B  
**Total Parking:** 63 Spaces  
**Current Gross Income:** \$160,776.00  
(not including the +/- 6,605 SF)  
**CAM Charges:** \$20,072.00  
**Real Estate Taxes:** \$36,047.30 - General 2010  
\$70,352.88 - School 2009/2010  
\$106,400.18

## **COMMENTS:**

- Section 7
- Block 209
- Lots 37, 38 & 39
- Town of North Hempstead
- New roof installed 2005 (10 year warranty)
- Sewered
- **Adjacent to LIRR, Albertson Station (Oyster Bay Branch)**

## **LEASED SPACE:**

**3 Units: ± 6,800 SF Total**

Suite A +/- 2,500 SF  
Suite C +/- 2,370 SF  
Suite D +/- 1,930 SF

**SEE LEASE PRICING DETAILS FOR  
+/- 6,605 SF - SUITE B  
ON BACK PAGE**

## **EXCLUSIVE AGENT:**

**TED TRIAS** | Senior Executive Director  
516.328.6500 x 702  
ttrias@suttonandedwards.com

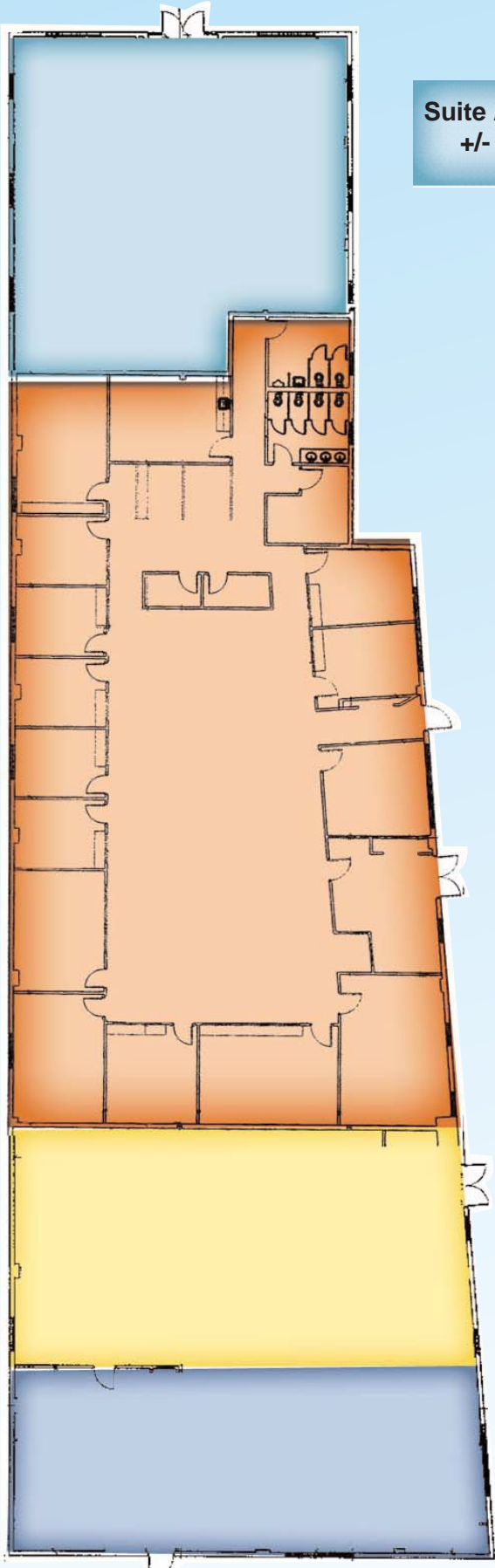
**CHRIS COSTA** | Director  
516.328.6500 x 567  
costa@suttonandedwards.com



1981 MARCUS AVENUE, LAKE SUCCESS, NY 11042 T. 516.328.6500 • F. 516.328.6749  
200 THIRTEENTH AVENUE, RONKONKOMA, NY 11779 T. 631.389.2900 • F. 631.389.2920  
[www.suttonandedwards.com](http://www.suttonandedwards.com)

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# S I T E P L A N



**Suite A - LEASED**  
**+/- 2,500 SF**

**Suite B - AVAILABLE Sept. 1, 2010\***  
**+/- 6,605 SF**  
**\*Earlier occupancy may be available**

**Unit C - LEASED**  
**+/- 2,370 SF**

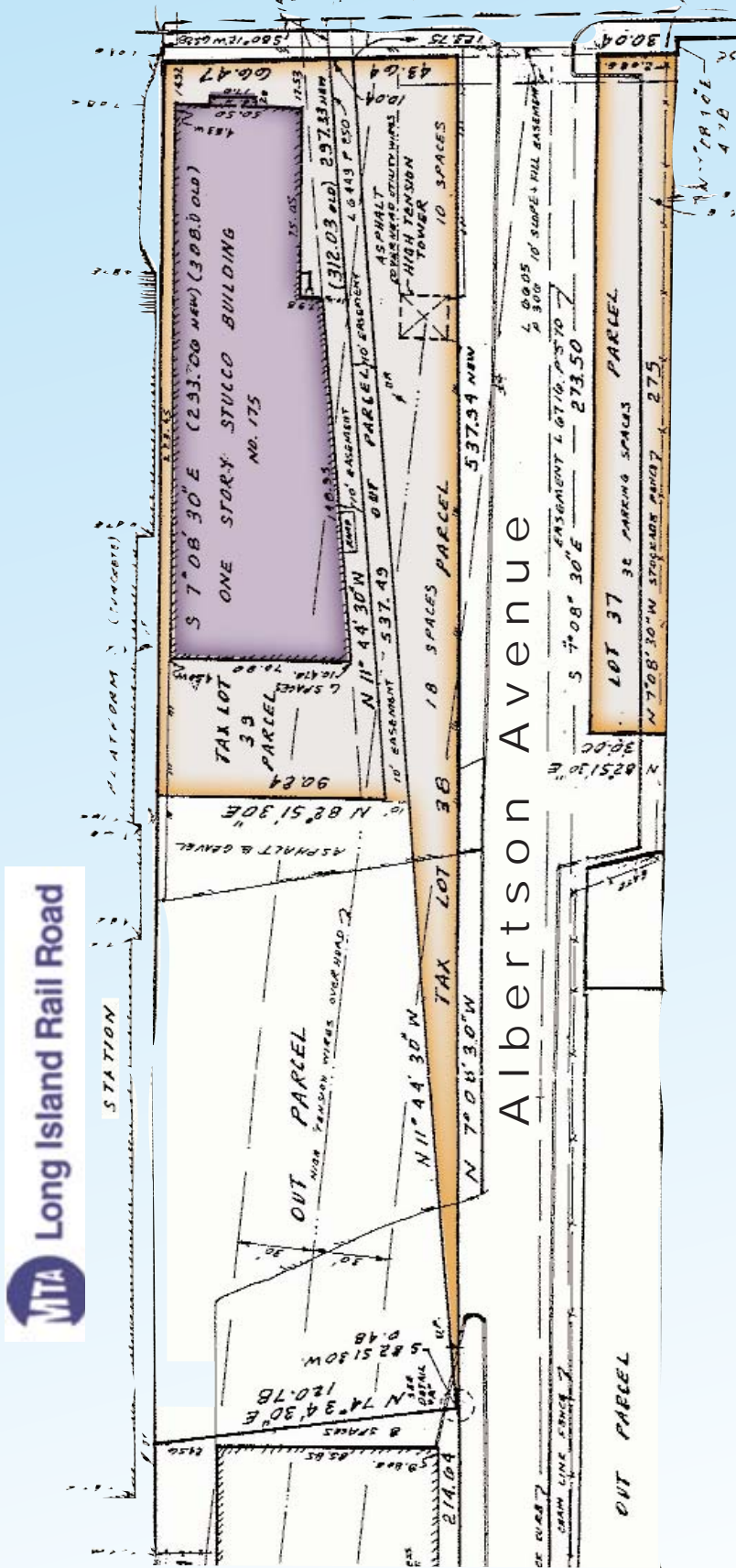
**Unit D - LEASED**  
**+/- 1,930 SF**

**NOT TO SCALE**  
**FOR LOCATION PURPOSES ONLY**

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# SURVEY

## IU Willets Road



Building

Land

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**LEASE AVAILABILITY:**

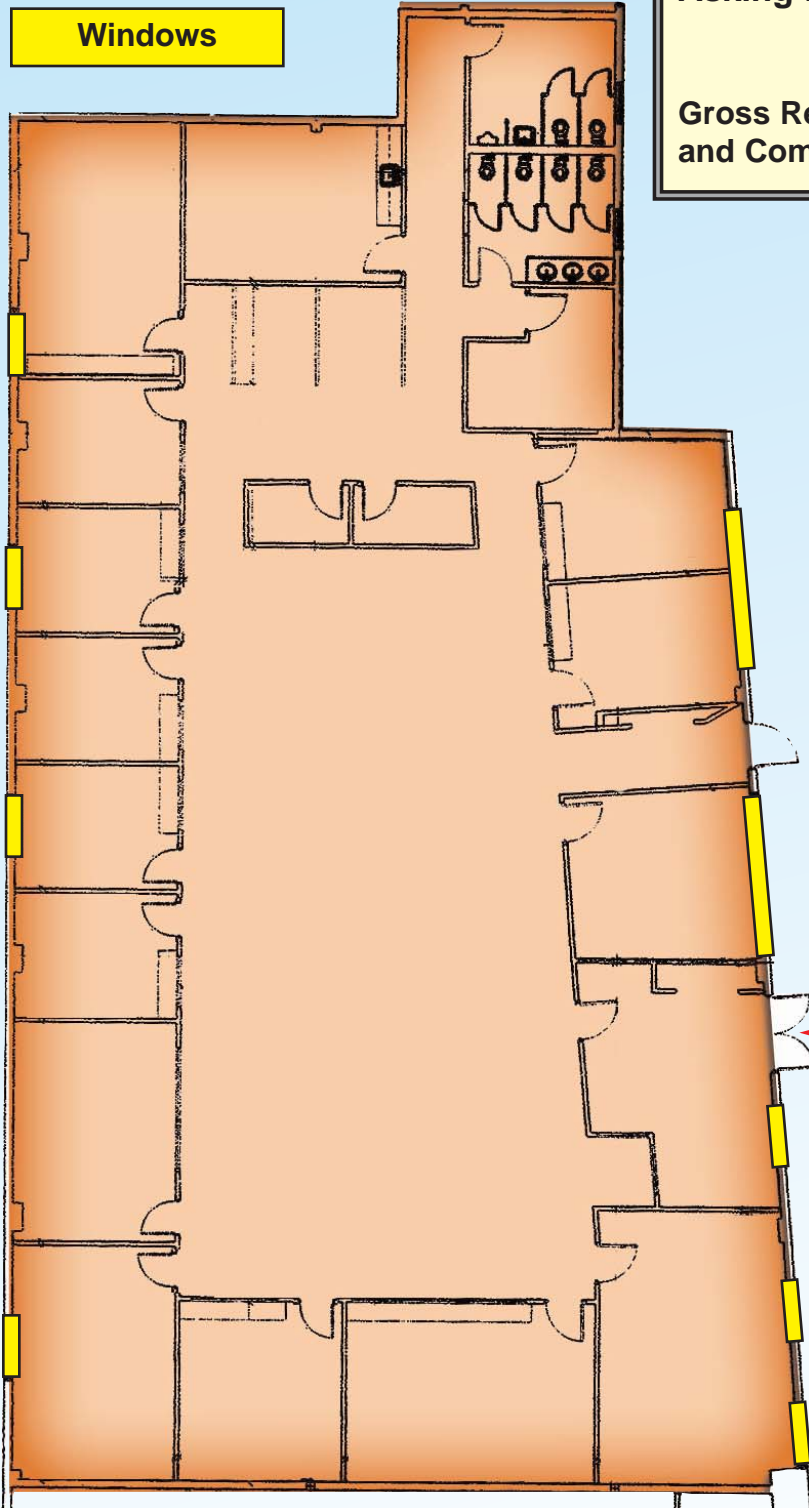
**Suite B  
+/- 6,605 SF  
(100% Office)**

**Energy:** Separately metered (Gas Heat)  
**Parking:** 28 Cars  
**Cleaning:** By Tenant  
**Windows:** Yes  
**Occupancy:** September 1, 2010  
(earlier occupancy may be available)

**Asking Rent: \$19.50 PSF Gross**

**Gross Rental includes Base Year Real Estate Taxes and Common Area Maintenance Charges**

**Windows**



**Entrance**

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