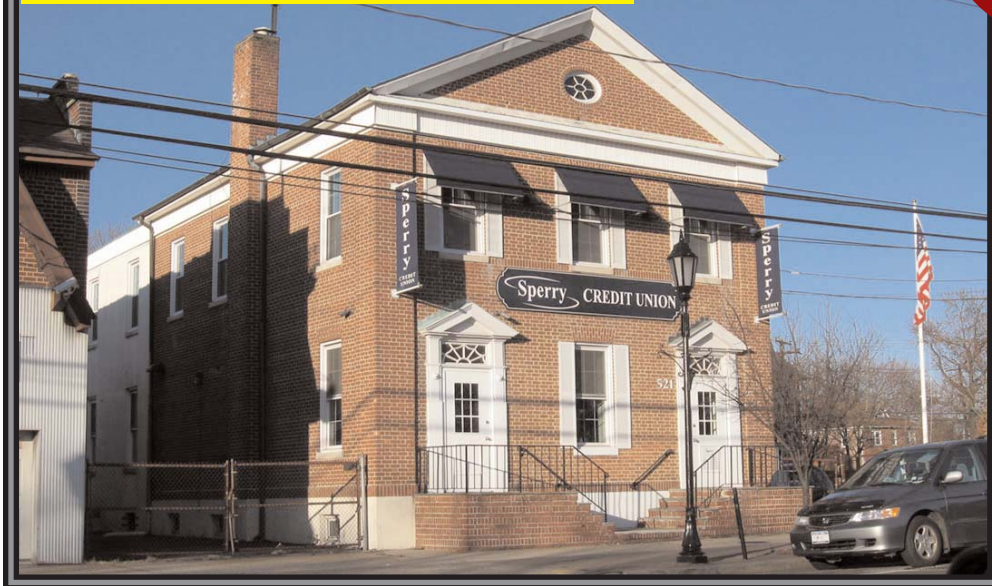


# OFFICE BUILDING FOR SALE OR LEASE

## 521 CONKLIN STREET FARMINGDALE, NY

**PRICE  
REDUCTION!**

**Now Also Available For Lease!**



### BUILDING SPECIFICATIONS:

**Building Size:** +/- 4,000 SF  
**Parcel Size:** 0.35 Acres (Oversized)  
**Stories:** Two  
**Upper Level:** +/- 2,000 SF  
**Main Level:** +/- 2,000 SF  
**Basement:** Yes - Full  
(Not Included in the Square Footage)  
**Parking:** 28-30 Vehicles  
**Condition:** Excellent With Recently  
Replaced Windows & Roof

**Real Estate Taxes:** \$ 9,848.00 (2009 General)  
\$15,808.00 (2009 School)  
**\$ 3,752.00 (2009 Village)**  
\$29,408.00

**Asking Sale Price:** ~~\$845,000.00~~ **\$750,000.00 REDUCED**  
**Lease Price:** \$16.50 PSF\* + Electric (Upper Level)  
\$18.50 PSF\* + Electric (Main Level)

\*Includes Taxes

### COMMENTS:

- Building perfectly set up for single or two separate (1st floor/2nd floor) units
- Additional basement storage can be made available
- Section 49, Block 79, Lots 57, 58, 59, 60, 61, 67
- Superb Professional Building
- High Visibility
- Zoned Business D-D

Although the information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.

### EXCLUSIVE AGENT:

**JB (JEFF) SCHWARTZBERG** | Senior Director  
516.328.6500 x 522  
jbs@suttonandedwards.com

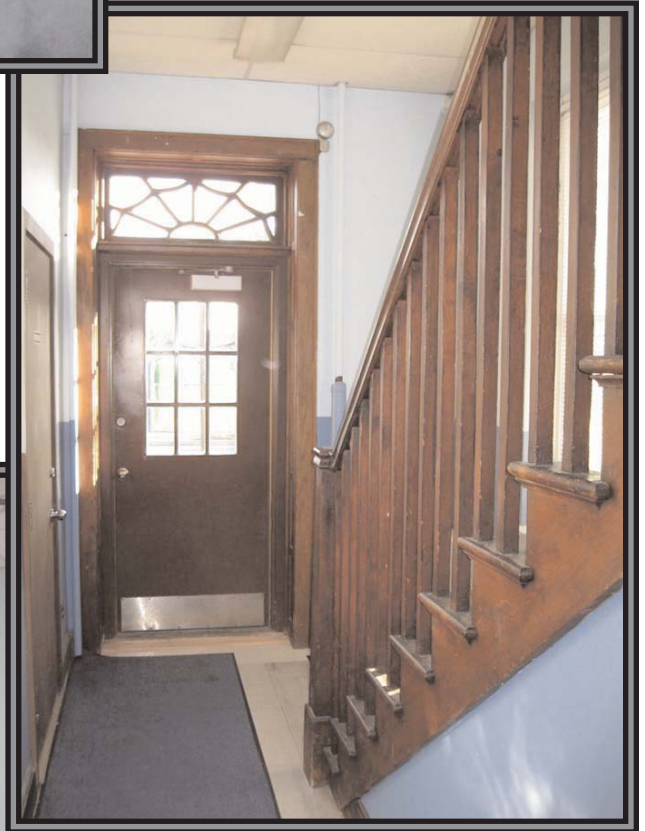
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**PHOTO GALLERY:**



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