

***FOR SALE – Excellent for User/Investor***  
***351 Larkfield Rd., East Northport, NY 11731***



**Lot Size: 29,000 SF Building Size: 10,700 SF Parking: 40+ spots Taxes: \$25,500**

**Two-story Medical/Office use building with additional 3,500 SF basement, great for user/investor.**

**DESCRIPTION**

**1<sup>st</sup> Floor:** Total of **3,600 SF**, Small Store in front occupied by a Tenant on month to month lease can be delivered vacant, fully built-out Vacant Doctors office with front reception/waiting area, 5-exam rooms, 2-private offices, 3-bathrooms and kitchen/break room.

**2<sup>nd</sup> Floor:** Total of **3,600 SF**, **8 individual offices, 3 very large rooms which can be used for conference area, 2 bathrooms, Private side and rear entrance.**

**Basement:** Total of **3,500 SF**, fully finished with high ceilings. Currently used by tenant can be delivered vacant.

**Parking:** 40 + parking spots in front and rear of the building.

**Pylon Sign located in front entrance of the property**

**FOR INFORMATION CALL: Gina Bellomo 516-997-0100 ext. 317**

**Marvin Hartman 516-997-0100 ext. 309**

**Pylon Sign located on Larkfield Rd.**



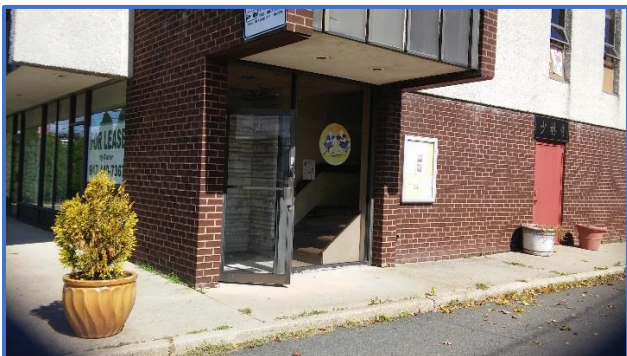
**Front Parking**



**Rear Parking**



**Side- Entrance**



**Rear- Entrance**

