



**28 New York Avenue
 Westbury, NY**

User / Investor Opportunity

For Sale or Lease

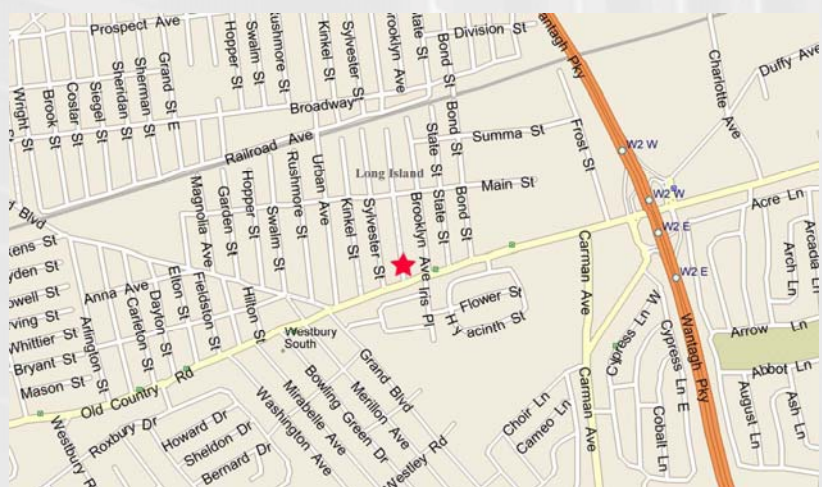
Building Size: 11,432 square feet
Available Space: Up to 11,432 square feet
Plot Size: 20,000 square feet
Finished Office: Approximately 50%
Sale Price: \$1,350,000
Lease Price: \$15.00 per square foot, plus utilities
Taxes: \$46,153.89 (2010)
Parking: 28 cars, plus street
Divisible: Yes

- Comments:**
- One story office/flex building
 - Near the corner of Old Country Road and New York Avenue less than 1/2 mile from the Wantagh State Parkway
 - Signage visible from Old Country Road
 - Close proximity to multiple restaurants and shopping centers including the Source and Roosevelt Field Malls
 - Less than 1 1/2 miles from the Westbury train station
 - Entire building can be delivered vacant or with tenants occupying up to 9,665 square feet

**For More Information
 Contact Exclusive Agents:**

Daniel J. Wiener
 Managing Director
dwiener@cnrinc.com
 516-364-2900 Ext. 233

Frank X. Pagano, Jr.
 Senior Director
fxpjr@cnrinc.com
 516-364-2900 Ext. 238





CORPORATE NATIONAL REALTY

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28 New York Avenue • Westbury • NY Aerial Map

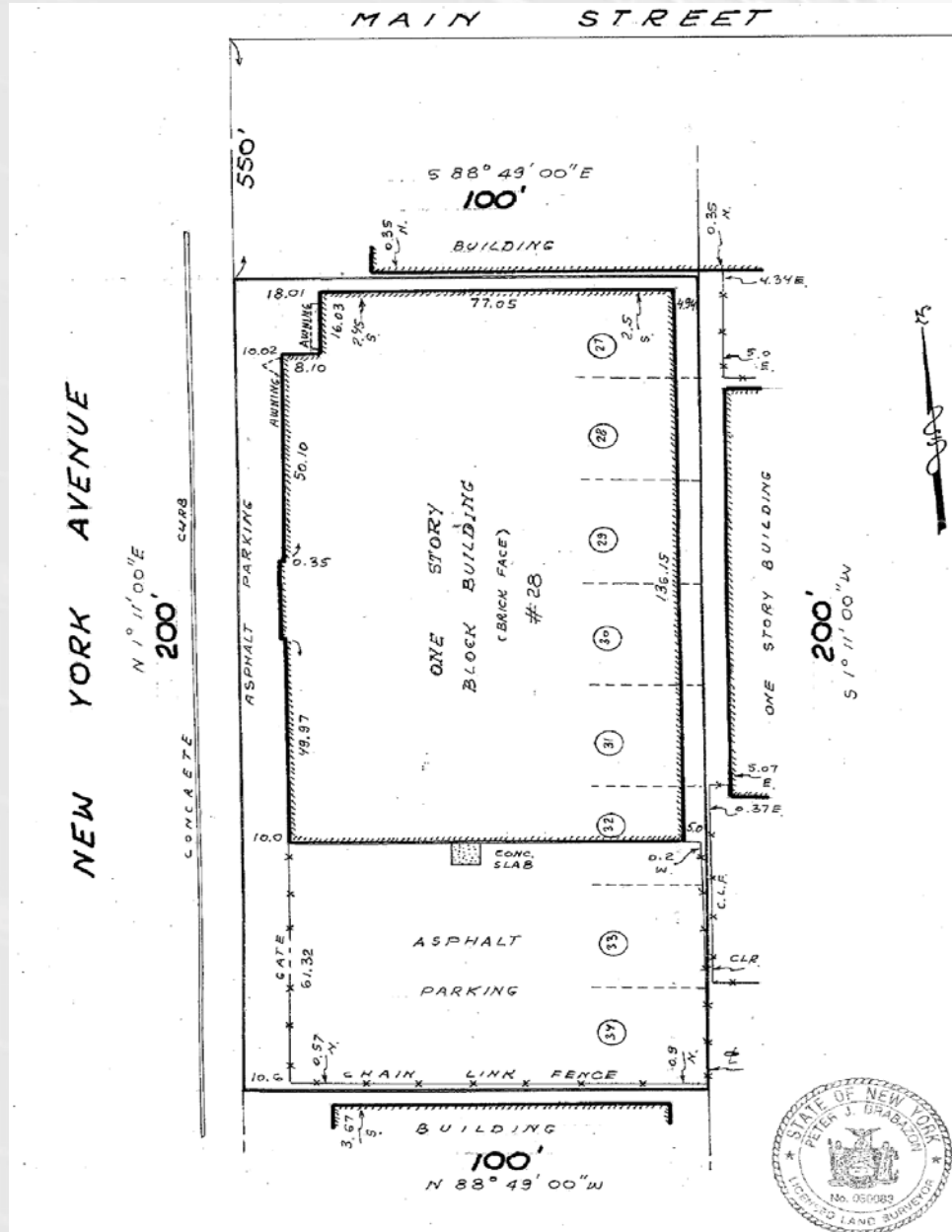


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28 New York Avenue • Westbury • NY Survey



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