



S & D Real Estate

27 East Jericho Turnpike— Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway— Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

FOR SALE - \$1,200,000



LOCATION

**299 JERICHO
TURNPIKE
FLORAL PARK
NY, 11001**

IDENTIFIED AS

**SECTION 8
BLOCK 63
LOT 156**

PROPERTY TYPE

OFFICE

- 3,600 SF designer decorated office building in move in condition.
- Highly visible location in the heart of Floral Park with an average of 27,864 vehicles/day.
- Perfect professional office, can be divisible into 3 spaces, 3 HVAC systems, and HVAC systems are less than 3 years old.
- Excellent demographics.
- Taxes \$23,836

Contact:

Ed Madden 516-521-5731 (cell)

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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PHOTOS



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AERIAL VIEW



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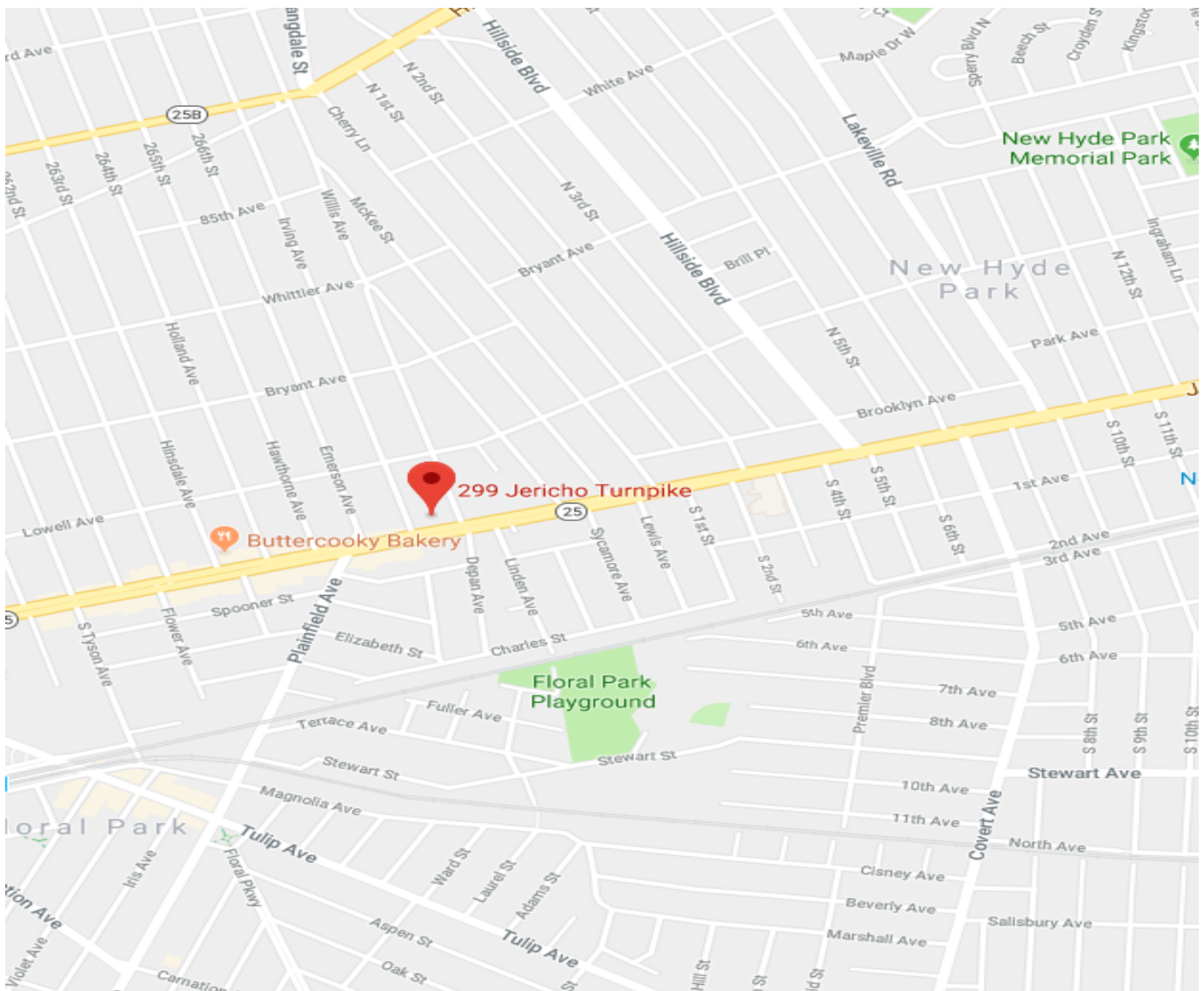
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MAP



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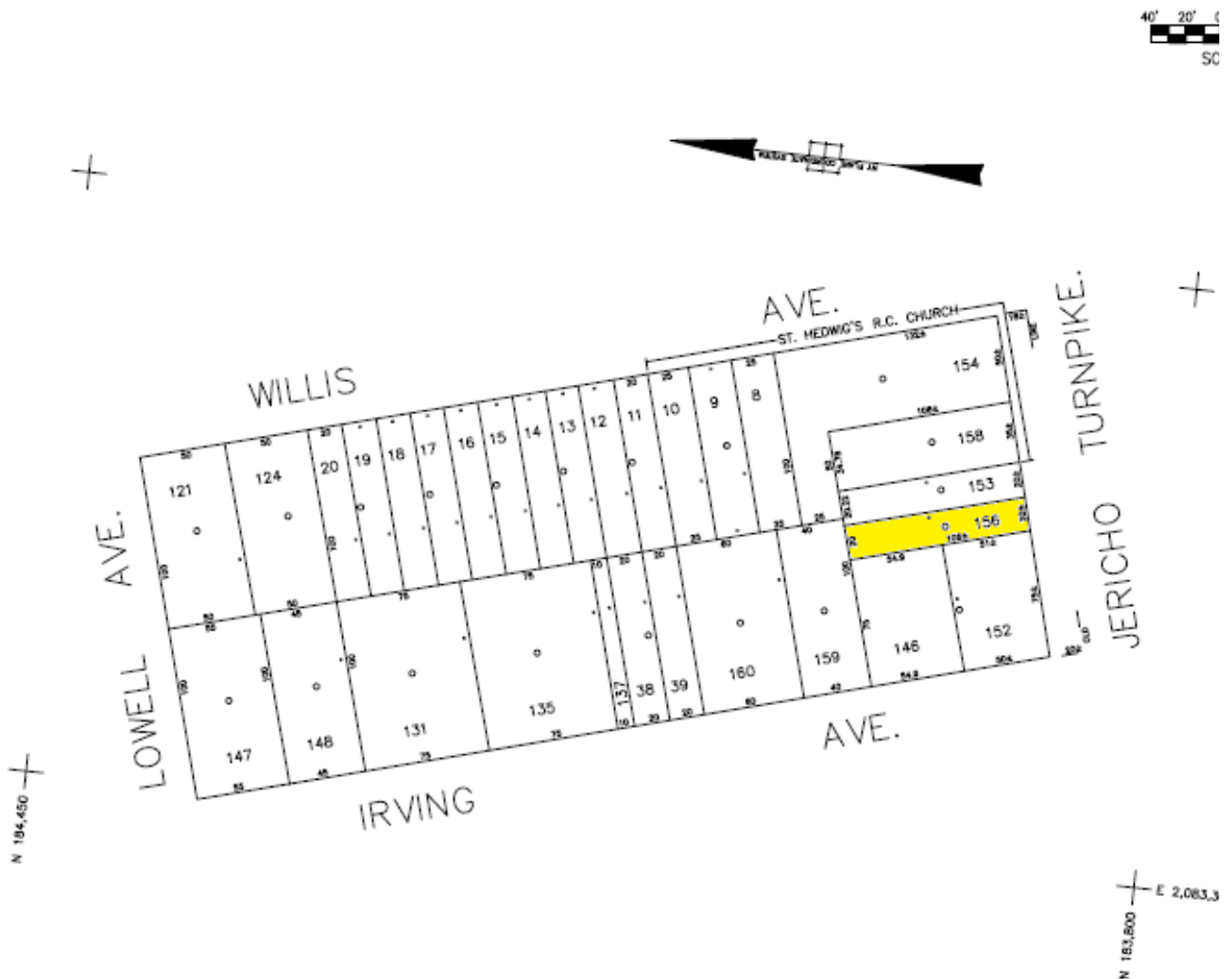
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TAX MAP



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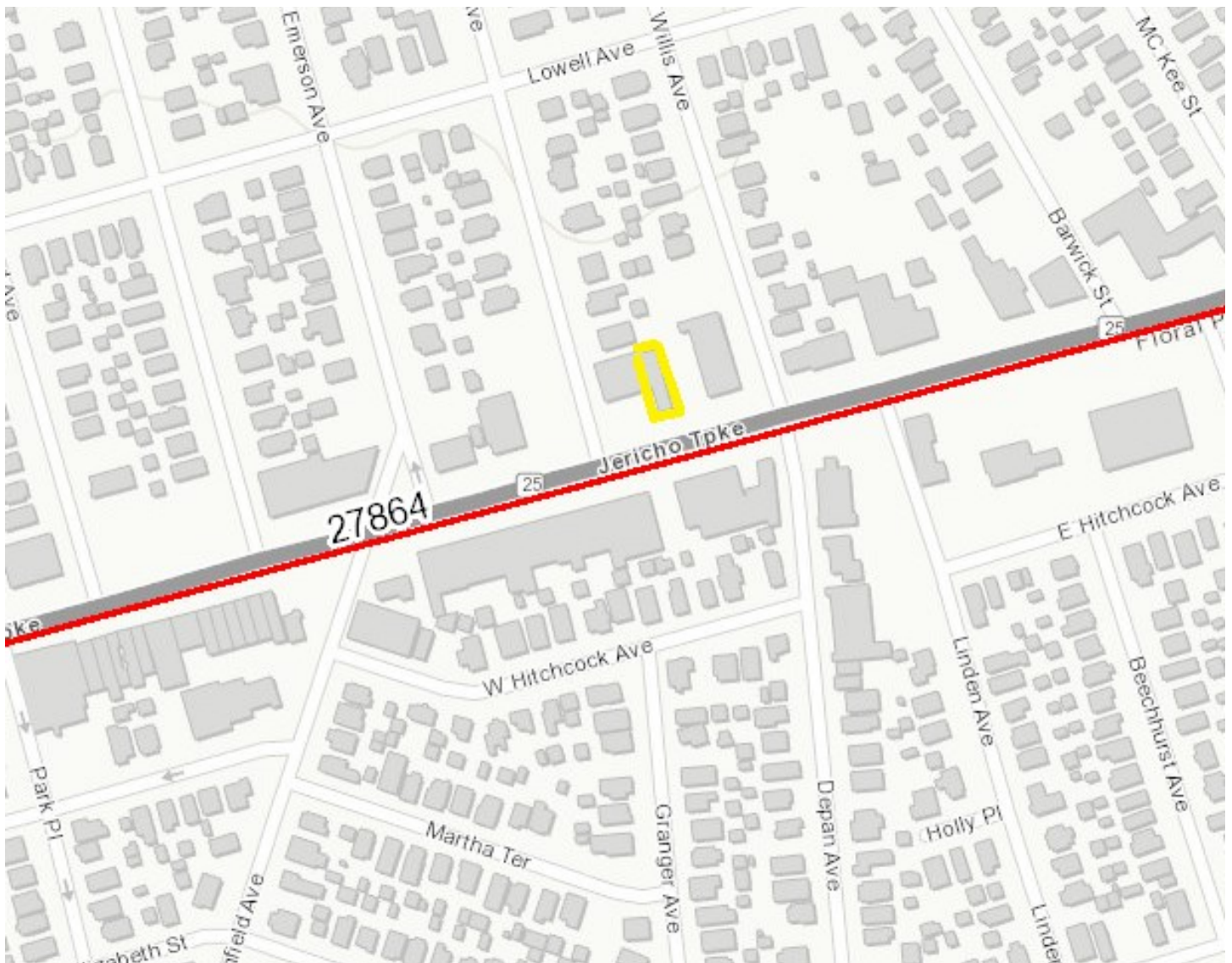
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TRAFFIC COUNT



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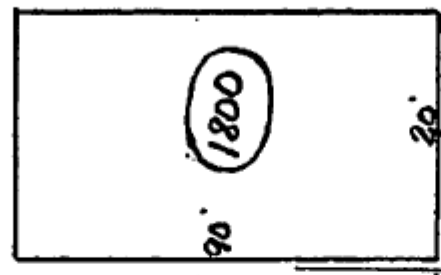
OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMOD.	COND.	PRY.	DEP.	FUNCT.	REP.	PHYSICAL VALUE	SOUND VALUE
OFFICE BLDG	23 BRKBS/CR			1980							16614	16116

EXTERIOR WALLS	BSMT	1ST	2ND	3RD	PRICE
SOLID COM. BRICK					
RUBBLE OR NATIVESTONE					
CONCRETE	✓				3214
CEMENT OR CINDER BLOCK					
COM. BR. ON CON. OR C. B.	✓				3060
FACE BR. ON TILE OR C. B.					3654
FACE BR. ON COM. BR.					
FACE BR. VENEER					
COM. BR. VENEER					
ART. STONE FACING					
STONE FACING					
TERRA COTTA FACING					
STONE OR T. C. TAIL					
STUCCO ON TILE OR C. B.					
STUCCO ON FRAME					
SIDING OR SHINGLES					
WOOD FRAME WINDOWS					
PLATE GLASS FRONT					
PLASTER DIRECT					
PLASTER ON FURNISH					
UNFINISHED INTERIOR					

FLOORS & BSMT. AREAS	BSMT	1ST	2ND	3RD	PRICE
BASEMENT AREA					
CONCRETE	✓				
EARTH					
PINE OR FIR					
HARDWOOD					
SUB FLOOR					
WOOD JOISTS					
STEEL JOISTS					
REINFORCED CONCRETE					
FLAT ARCH TILE					
STEEL BEAMS					
TIMBER BEAMS					
REIN. CONC. BEAMS					

CEILING	BSMT	1ST	2ND	3RD	PRICE
LATH AND PLASTER					
PRESSED METAL					
INS. CEILING					
ROOFING & FRAMING					

ROOFING & FRAMING	BSMT	1ST	2ND	3RD	PRICE
ROOFING & FRAMING					



MEASURED
LISTED
AREA COMP.
PRICED

MISCELLANEOUS ITEMS	BSMT	1ST	2ND	3RD	PRICE
CHIMNEYS					
FIREPLACES					
BULKHEADS					
PENT HOUSES					
PASSENGER ELEVATOR					
FREIGHT ELEVATOR					
BOILER ROOMS					
SPRINKLER SYSTEM					
VENTILATING FANS					
REFRIGERATORS					
FIREPROOF CONST.					
STEEL FRAME					

CEILING	BSMT	1ST	2ND	3RD	PRICE
CEILING					