



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)

INVESTMENT OPPORTUNITY **FOR SALE \$3,000,000**



LOCATION

**1211 STEWART AVENUE
BETHPAGE
NEW YORK, 11714**

PROPERTY TYPE

**ZONED COMMERCIAL
OFFICE BUILDING
PROPERTY TYPE 464
SECTION 46
BLOCK G
LOT 97**

****GREAT INVESTMENT PROPERTY !****

20,668 SF TWO-STORY STRUCTURE

124 PARKING SPACES - NEWLY PAVED

NEW ROOF & HVAC SYSTEM

NEAR LIRR, PARKWAYS & EXPRESSWAYS

1.51 ACRES - LOT SIZE 65,775 SF

TAXES \$130,576

**GINA COLETTI CELL: 631.926.5385
GCOLETTI@SDNYREALTY.COM**

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.



S & D Real Estate

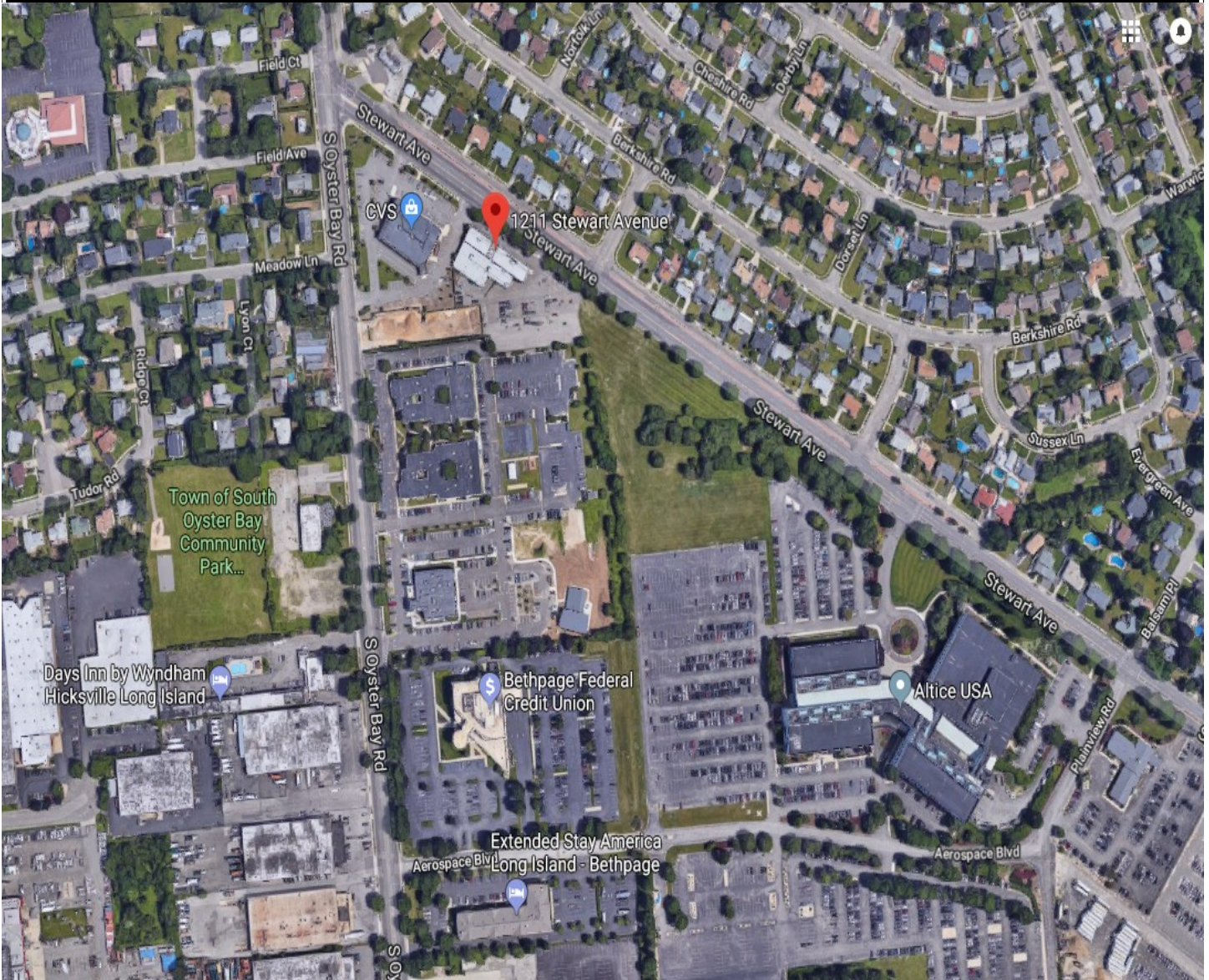
27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516.248.6905 516.741-.4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631.761.9220 631.761.9221 (Fax)

AERIAL



GINA COLETTI CELL: 631.926.5385

GCOLETTI@SDNYREALTY.COM

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.



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)

LOCATION MAP

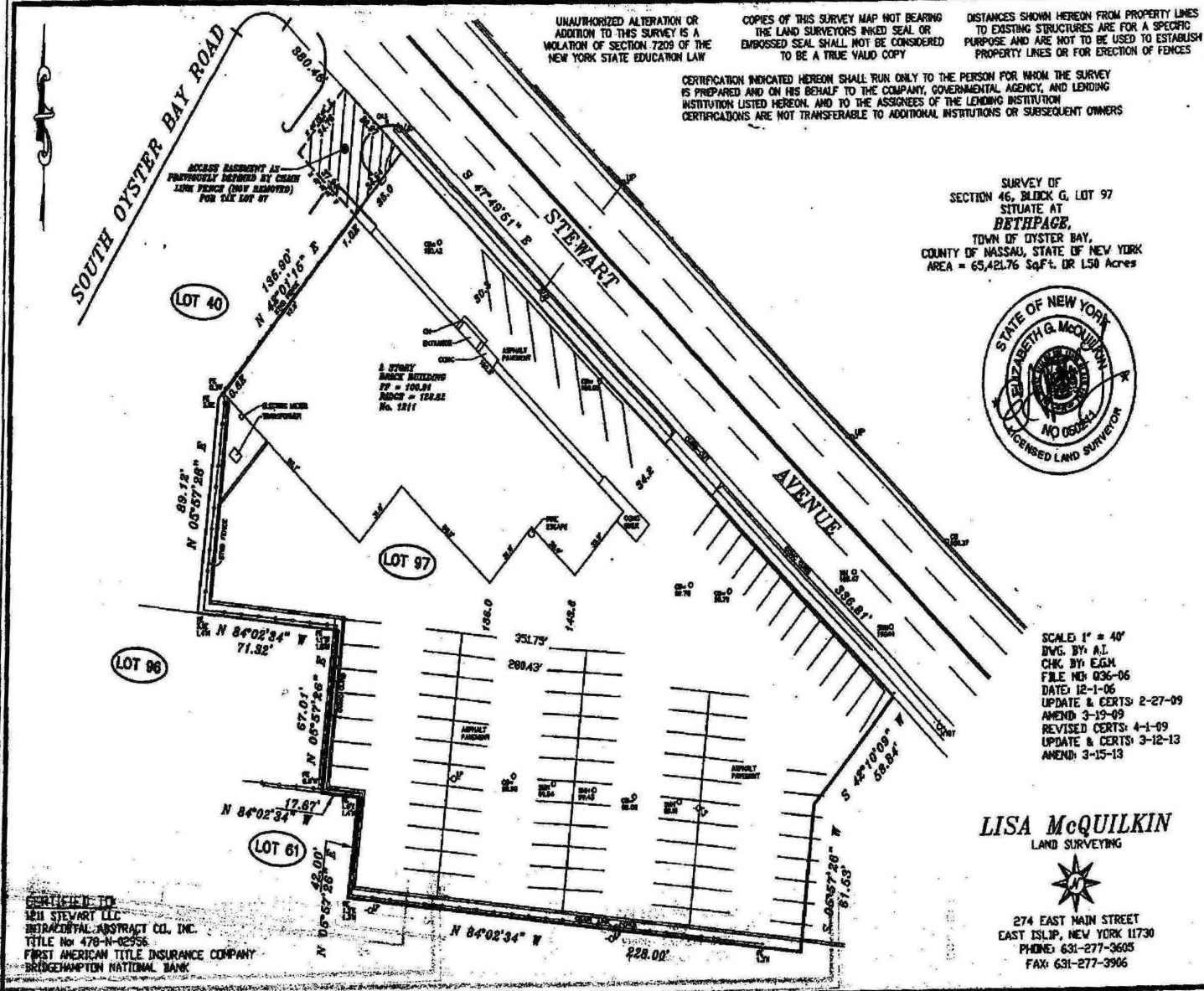


GINA COLETTI CELL: 631-926-5385
GCOLETTI@SDNYREALTY.COM

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.

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)

SURVEY



GINA COLETTI CELL: 631.926.5385 GCOLETTI@SDNYREALTY.COM
MARTY SCHACKNER 516.455.1110 MS@SDNYREALTY.COM

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.