

**FOR SALE**  
**PRIME MEDICAL/OFFICE BUILDING**  
**IDEAL FOR USER OR INVESTOR**

**865 Merrick Rd., Baldwin, NY 11510**



**Brown  
Harris  
Stevens**

**Bold  
Honest  
Smart**

**For Further Information Contact:**

**MIKE FEINSTEIN LIC. ASSOC. BROKER, COMM. RE DIVISION**  
585 Stewart Avenue-Suite 790, Garden City, NY 11530  
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**ANIL ERGEZER LIC. RE SALESPERSON – COMM. SALES & LEASING**  
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**LOCATION:** 865 Merrick Rd., Baldwin, NY 11510

The building is located west of the Meadowbrook Parkway. It is in close proximity to South Nassau and Mercy Hospitals and the Baldwin Long Island Railroad Station and walking distance to banks, restaurants and shopping.

**PLOT SIZE:** 9,147 square feet

**BUILDING SIZE:** 19,620 square feet

**YEAR BUILT:** 1993

**ZONING:** Business B

**HEAT:** Gas

**A/C:** Central Air Conditioning

**ELEVATOR:** 1 passenger elevator

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**DESCRIPTION:**            LOWER LEVEL – 2,120 square feet  
   - Was used for radiology - has lead line walls

GROUND FLOOR – 8,750 square feet  
5 Medical Suites

FLOOR 2 – 8,750 square feet  
5 Medical Suites

Ownership occupies several of the suites and would vacate the building or sign a short-term lease or stay as a month-to-month tenant.

**PARKING:**                    Ample 12 hour free parking in the adjacent large municipal lot

**SIGNAGE:**                    Excellent visibility for signage on the heavily trafficked Merrick Road.

**UPSIDE POTENTIAL:**  
   • Building can be leased for large or small medical or office users.

**POTENTIAL INCOME:**    Approximately \$500,000 from leasing the building

**REAL ESTATE TAXES:**    \$230,000 +/-

**PURCHASE PRICE:**        Upon Request

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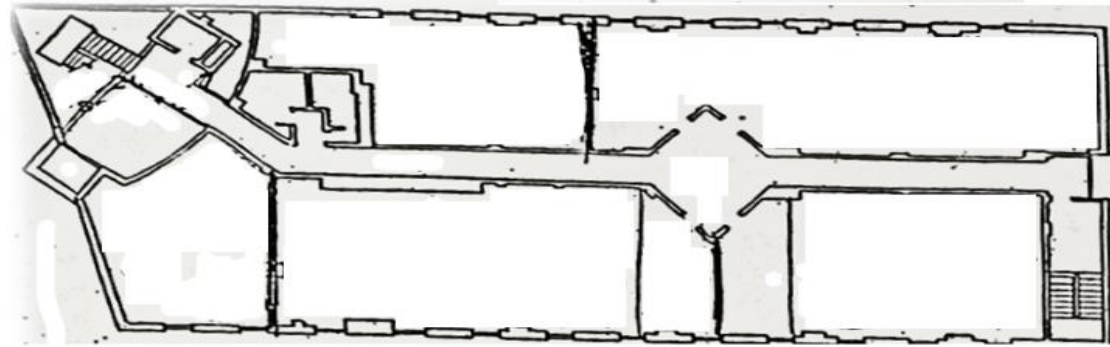


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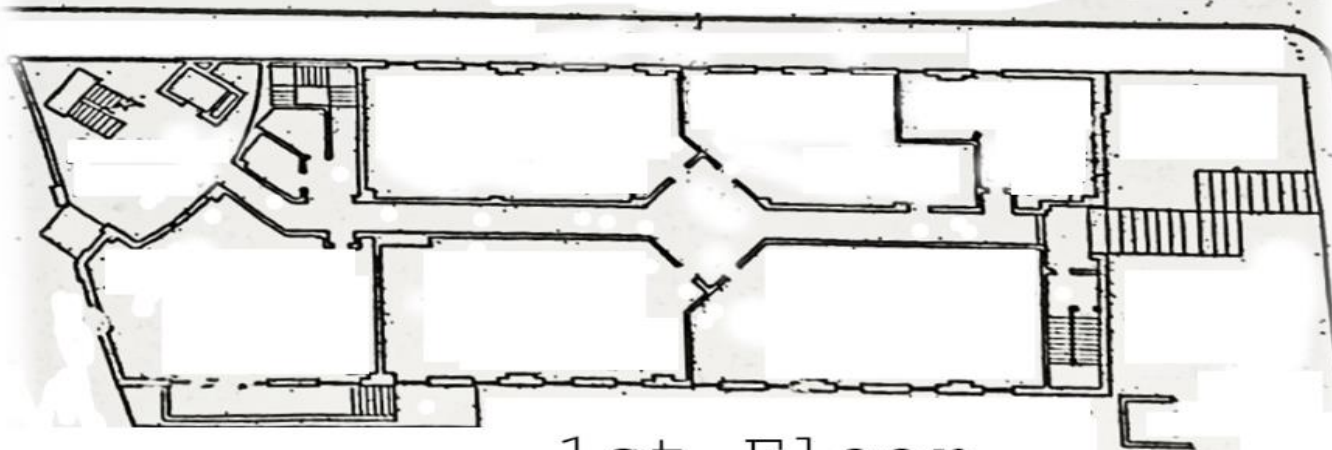
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2nd Floor



1st Floor

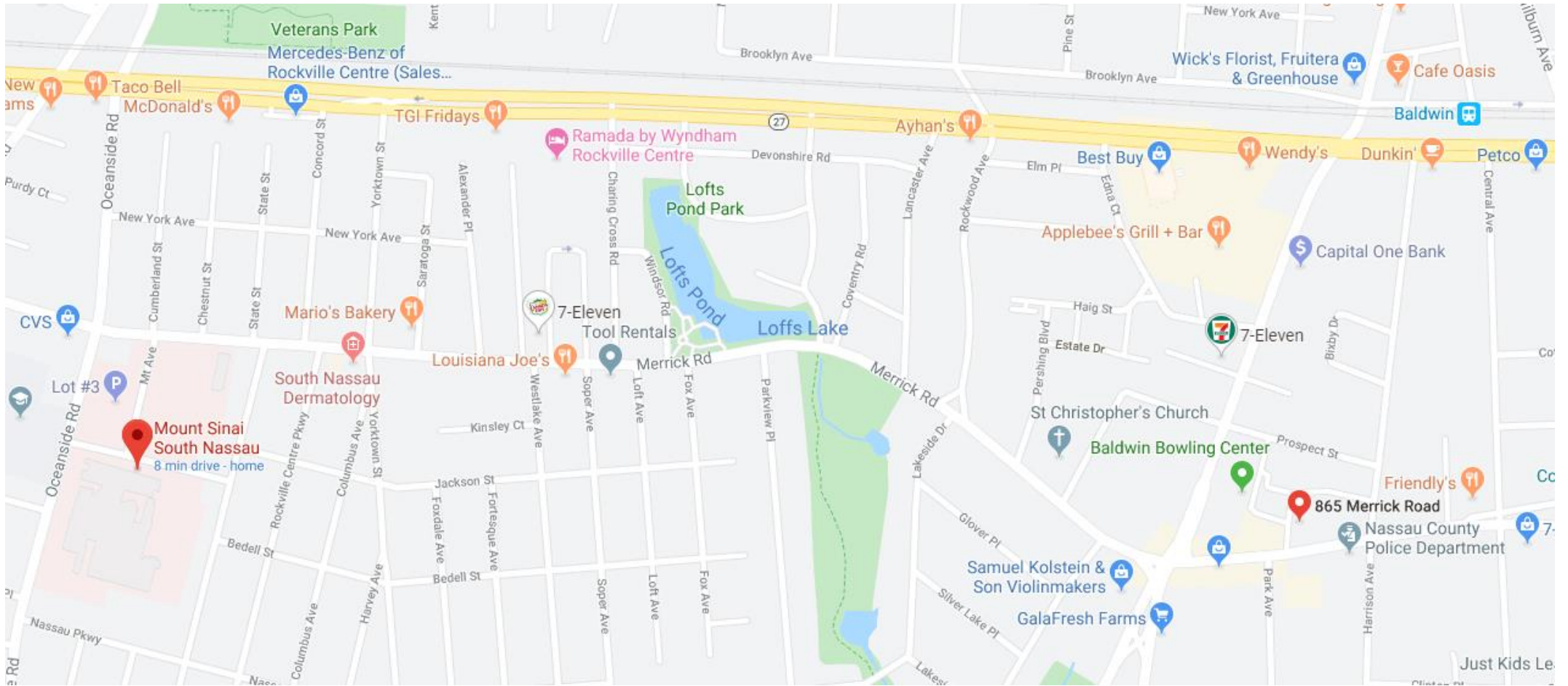
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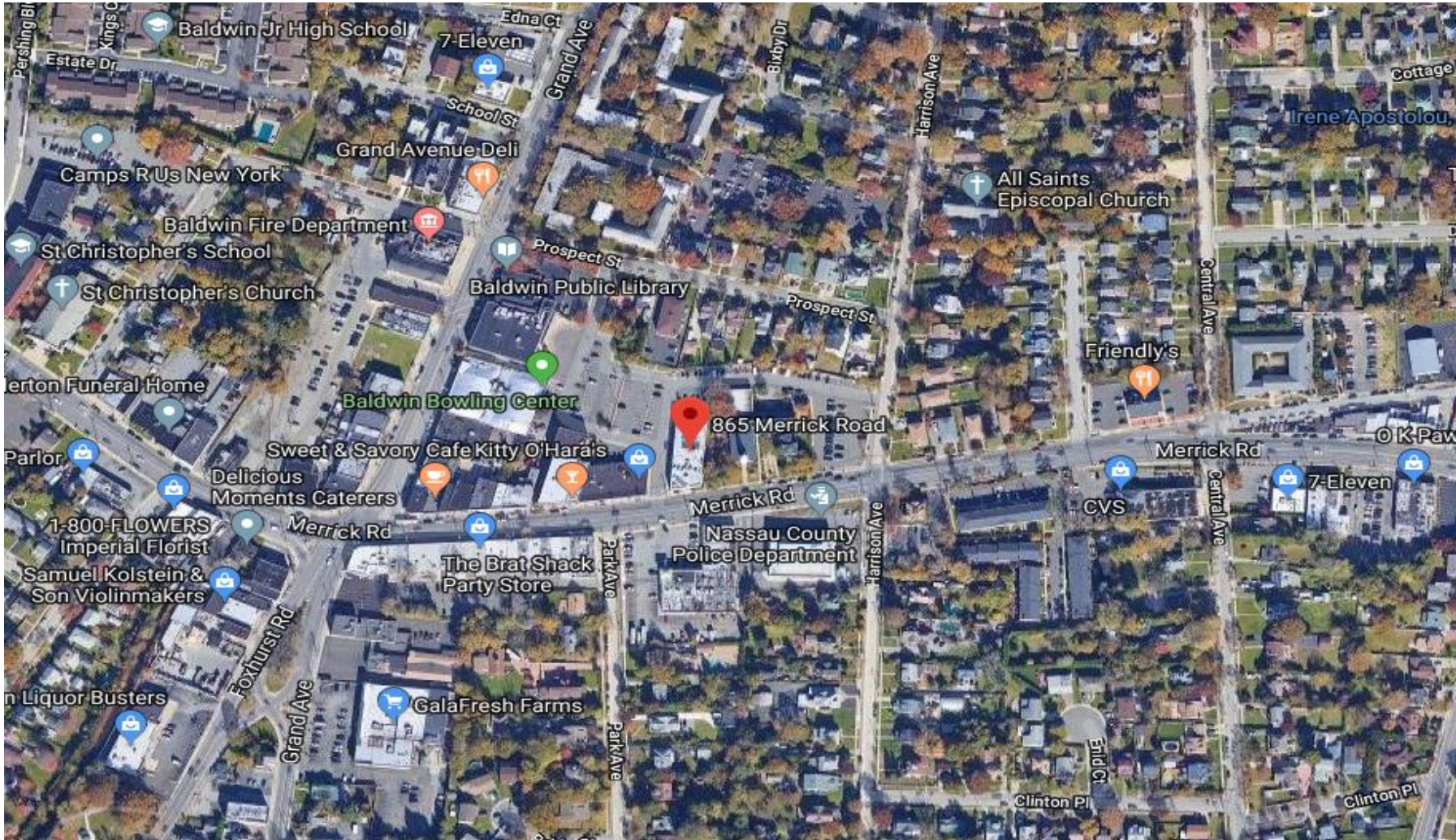
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