

**COMMERCIAL
REALTY HUB**

LONG ISLAND

19,000SF OFFICE

BLDG. ACROSS FROM LIRR HICKSVILLE

99 NEWBRIDGE RD

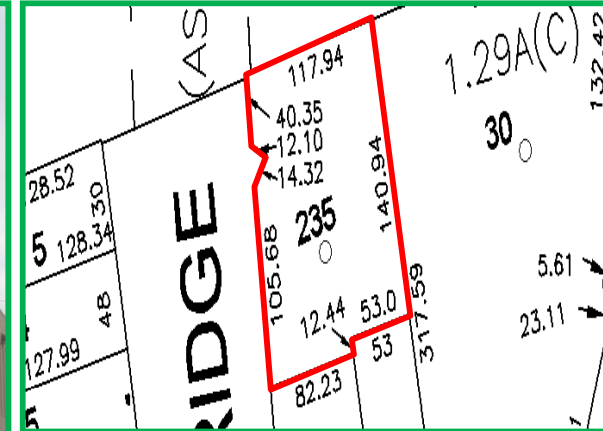
HICKSVILLE, NY 11801

AT A GLANCE

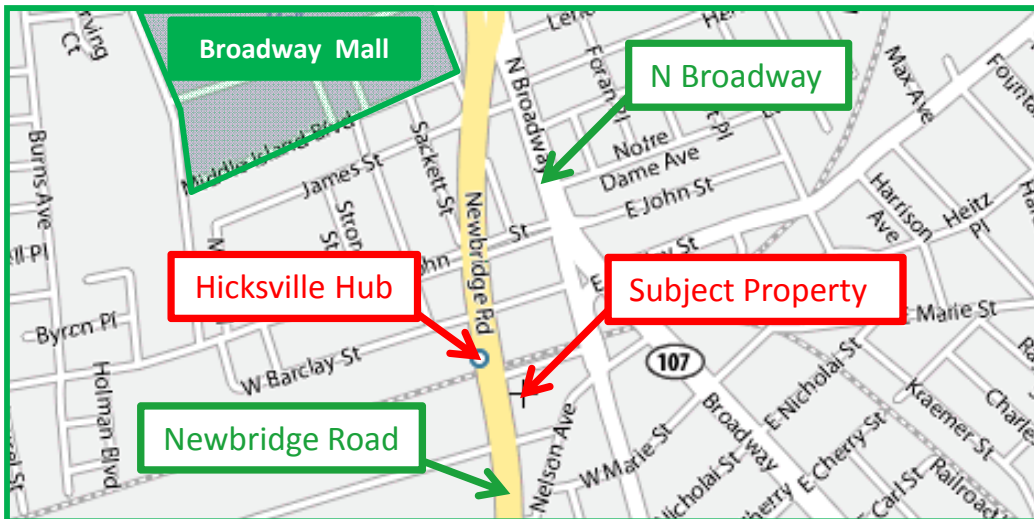
Section:	11
Block:	G
Lots:	235
Lot Dimensions:	117'x140'
Appr. Lot SF:	18,738
Appr. Bldg SF:	19,236
Appr. Usable SF:	17,052
Zoning:	General Business
Land Description:	Office
Taxes:	\$ 80,424

FEATURES

Year Built:	1968
Parking:	Yes
Floors:	3
On Busy N/S Road	
Elevated	
Approx. 35 Parking Spaces Available	
Close to Northern State Parkway	
Near Public Transportation	
Across from LIRR Hicksville Hub	
Approx. 6,500sf LL Vacant	
Great for Investor or User	



	SqFt	Revenue
Actual	9,781	\$ 304,836
Vacant	7,271	\$ 170,400
Projected	17,052	\$ 475,236



**For Further Information e-mail:
info@qbnngroup.com
2121 Hillside Avenue
New Hyde Park NY, 11040
TEL: 516-280-4755**

**ASKING PRICE
\$4,300,000**

Information furnished herein has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. All zoning, size, uses etc must be independently verified by you, your tax advisor, architect, lawyer etc. Information is submitted subject to errors, omissions, change of price, rental or other condition, prior to sale or lease or withdrawal without notice.