

**FOR SALE**

**+/- 12,000 SQUARE FOOT RETAIL BUILDING**



**PRIME INVESTMENT OPPORTUNITY**  
**100% LEASED**





## PROPERTY SPECS

**BUILDING SIZE**

+/- 12,000 SQUARE FEET

**STACK**

+/- 8,800 SQFT GROUND LEVEL / +/- 3,200 SQFT 2<sup>ND</sup> FLOOR / (+/- 4,850 SQFT BASEMENT)

**LOT SIZE**

.57 ACRES (OVERSIZED PARKING LOT IN REAR WITH 2 CURB CUTS STREET TO STREET)

**HVAC**

FULL HVAC

**SPRINKLERS**

YES (WET)

**METERS**

SEPERATLEY METERED

**ZONING**

TOWN OF BABYLON EB – GENERAL BUSINESS