

# CMS

## REAL ESTATE SERVICES, INC.

RETAIL \* OFFICE \* INDUSTRIAL \* INVESTMENTS \* DEVELOPMENT \* SALES/LEASING

### Gutted Office Available for Purchase

333 N. Broadway, Jericho, NY (Nassau County)



#### Property Overview

Total Building Size:	51,716 SF (42,316 SF + 9,400 SF basement)
1 <sup>st</sup> Floor:	8,756 SF with ramp to basement
2 <sup>nd</sup> & 3 <sup>rd</sup> Floor:	11,151 SF Per Floor
4 <sup>th</sup> Floor:	8,863 SF + 2,300 SF Terrace
Lot Size:	.314 acres (100' x 137')
Floor:	4 + basement
Vacancy:	100%
On-Site Parking:	48 Covered Spaces (basement + part of 1 <sup>st</sup> floor)
Elevators:	Two
Stairwells:	Two
Comments:	1/8-mile south of LIE & Northern State Pkwy Currently a Concrete & Steel Shell Gut-Renovations began in 2004

**Asking Price: \$2,900,000 / \$69PSF**

**Taxes : \$200,000 / \$4.72PSF ('09)**

**(Taxes are currently being grieved)**

**For Additional Information Call: Hayes H. Histand**

755 Waverly Avenue, Suite #102, Holtsville, NY 11742

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: [hhhistand@yahoo.com](mailto:hhhistand@yahoo.com) • Website: [www.CMS-RE.com](http://www.CMS-RE.com)

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## Pictures



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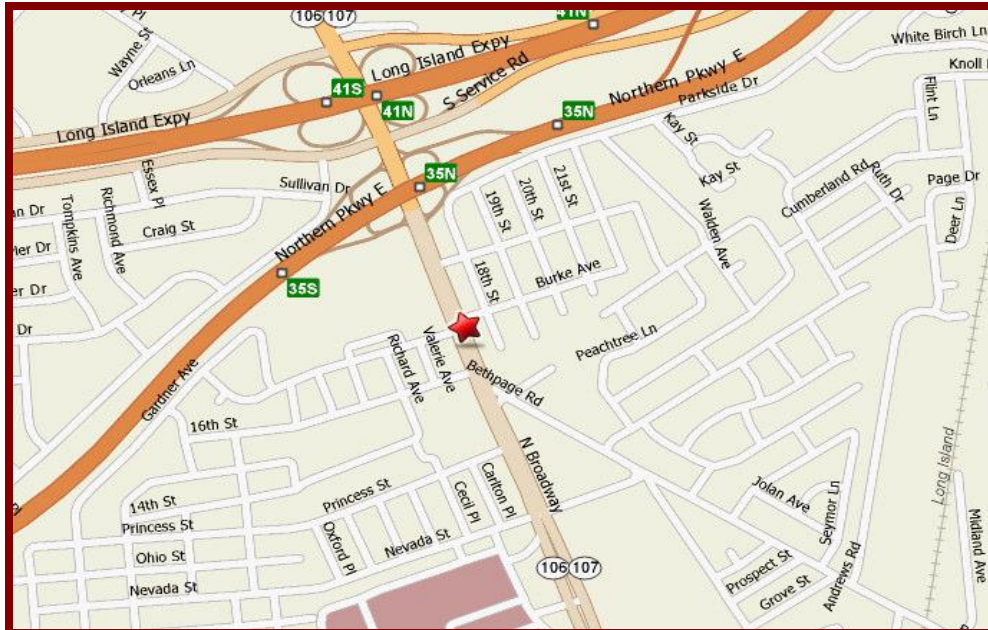
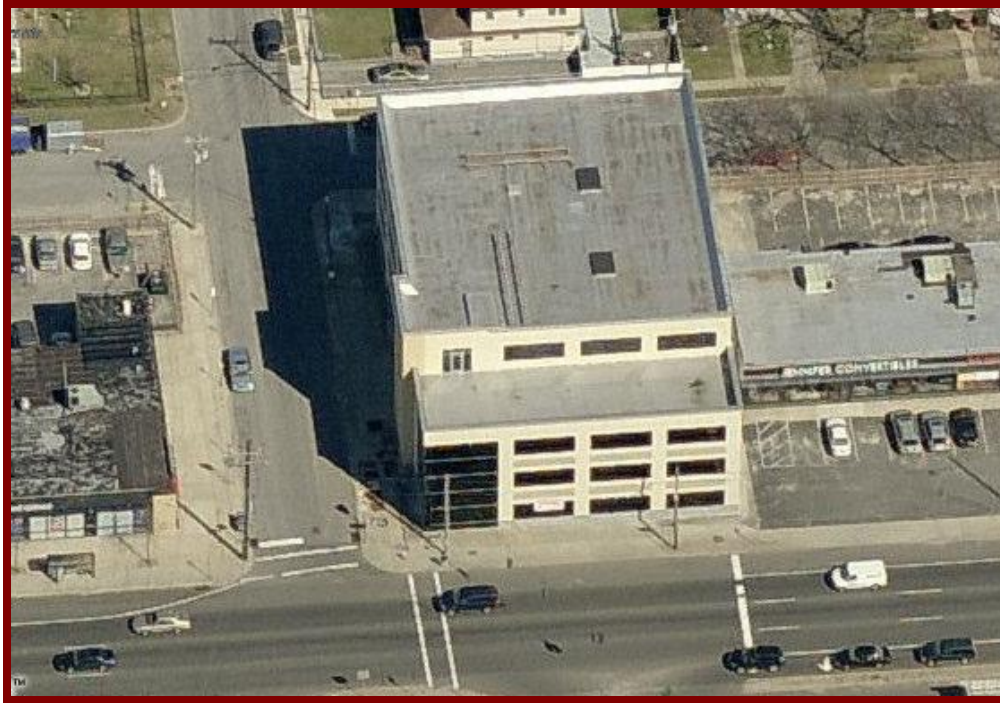
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### Map & Overhead



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