

RETAIL SPACE FOR LEASE



**170 Middle Neck Rd
Great Neck, New York, 11021**

EXCLUSIVE AGENTS:

Eitan Hakami | Licensed Real Estate Salesperson

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 **THE
ROZITA
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Real Estate

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PROPERTY OVERVIEW



170 Middle Neck Rd, Great Neck-

A Rare Opportunity In Great Neck, Free-Standing Building With Parking Up To 8 Reserved Cars. It Is Situated On A Corner Of A Heavily Traveled Street And Main Road In The Heart The Great Neck. Total Of Approximately 2500 Sq. Ft. It Currently Serves As Convenience Store/Deli With A Small Cooking Area. Owner Is Flexible To Continue This Use Or Consider Other Forms Of Use Including Medical, Financial Institutions, Galleries, Professional Offices, Other Food Related Establishments, Gym, Spa & Etc. NNN Lease/ Tenant Responsible For CAM Charges And Taxes.

PROPERTY DETAILS:

LOT SIZE:	8,000 Sq. Ft
STORIES:	1
BUILT:	2,448 Sq. Ft
YEAR BUILT:	1954
TAXES:	approx. \$15,000

SPACE DETAILS:

RENTABLE SPACE:	2,448 Sq. Ft
OUTSIDE BUILDING:	5,000 Sq. Ft
PARKING:	7-8 Cars

RENT **\$9300 Plus taxes**

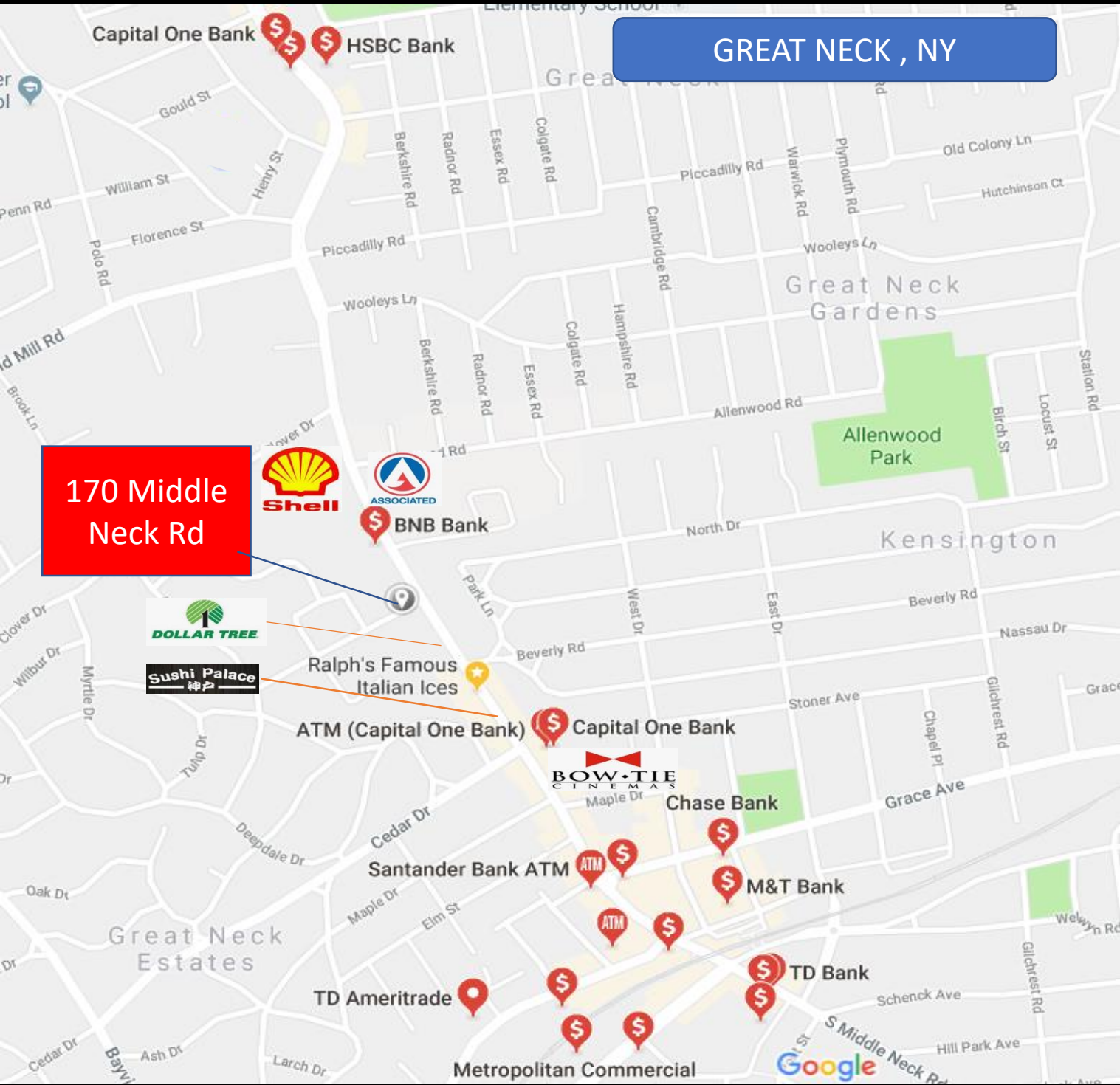
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PROPERTY MAP OVERVIEW



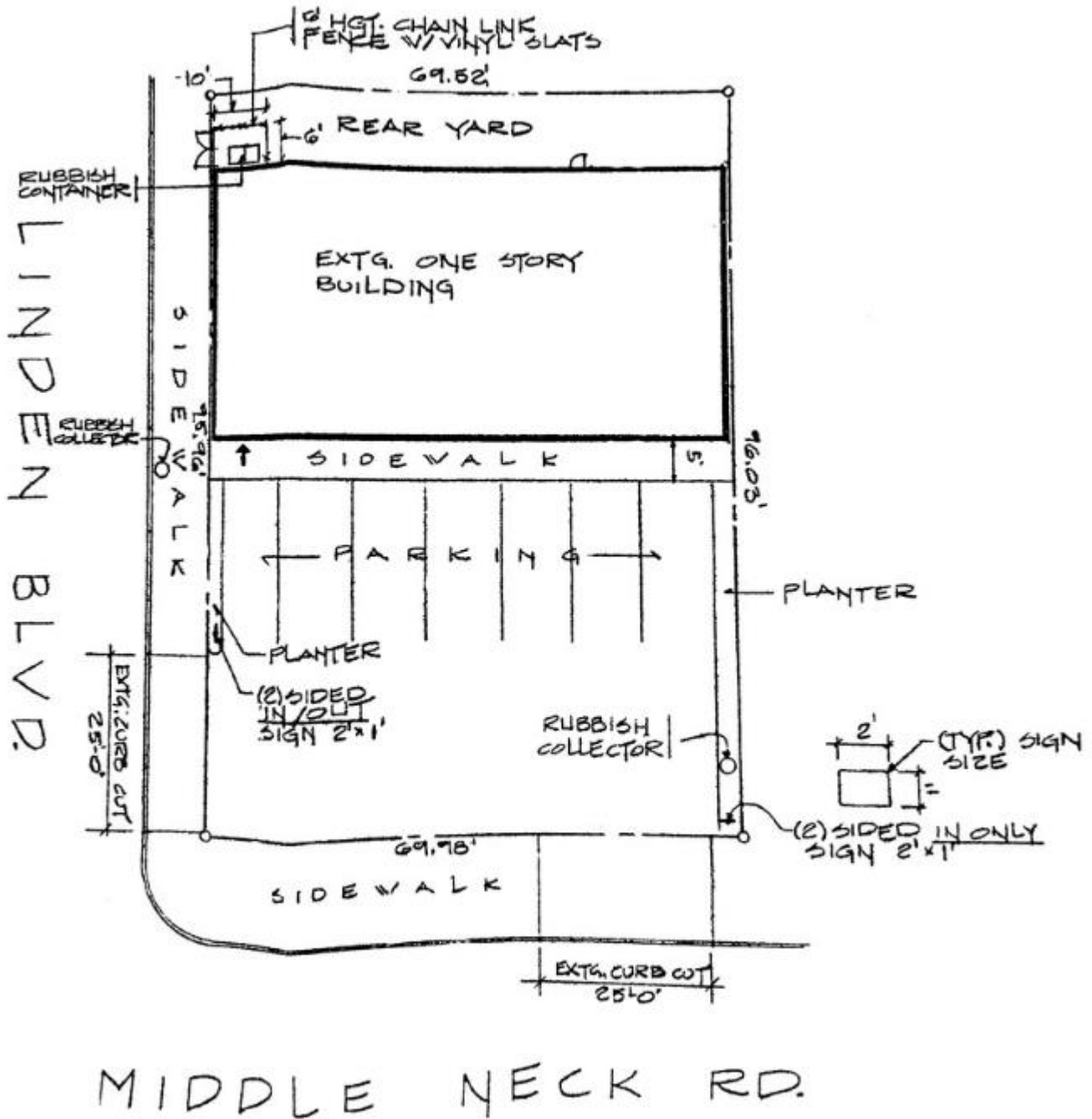
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PROPERTY SURVEY



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PROPERTY PHOTOS



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