

239 GREAT NECK ROAD GREAT NECK, NEW YORK



OFFICE BUILDING AVAILABLE FOR SALE/LEASE/JV

Picturesque office building perfectly situated in the heart of Great Neck directly across from Cutter Mill Park, combines productivity with a refreshing connection to nature. Walking distance to the Park, LIRR, Great Neck Shops and dining.

Total SF: +/- 15,476 SF
Stories: 3
Opportunity: For Sale/Lease/JV
Plot Size: .28 Acres
Parking: 41 Parking Stalls with Covered Garage + Street Parking
Elevator: Yes
Sprinklered: Fully
Floors: 3
Private Offices: 22
Restrooms: 10
Zoning: C-2
Taxes: \$110,538 (Village, School & General)
Sale Price: \$400/SF
Lease Price: Upon Request

Floor Breakdown:

1st Floor: +/- 5,351 SF

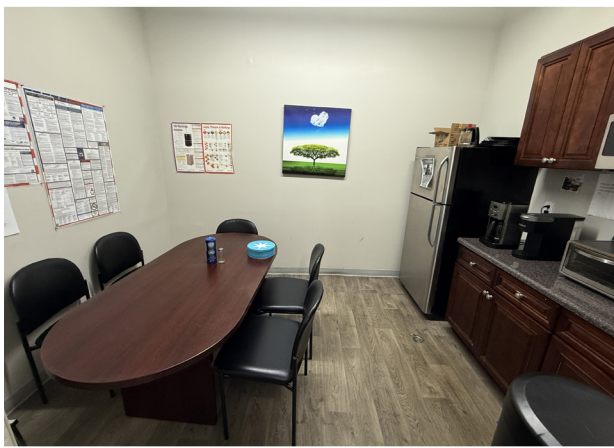
2nd Floor: +/- 5,351 SF

LL Level: +/- 4,774 SF



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

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1ST FLOOR PLAN

+/- 5,351 SF

- MEETING ROOM
- PRIVATE OFFICE
- RESTROOM



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2ND FLOOR PLAN

+/- 5,351 SF

- MEETING ROOM
- PRIVATE OFFICE
- RESTROOM



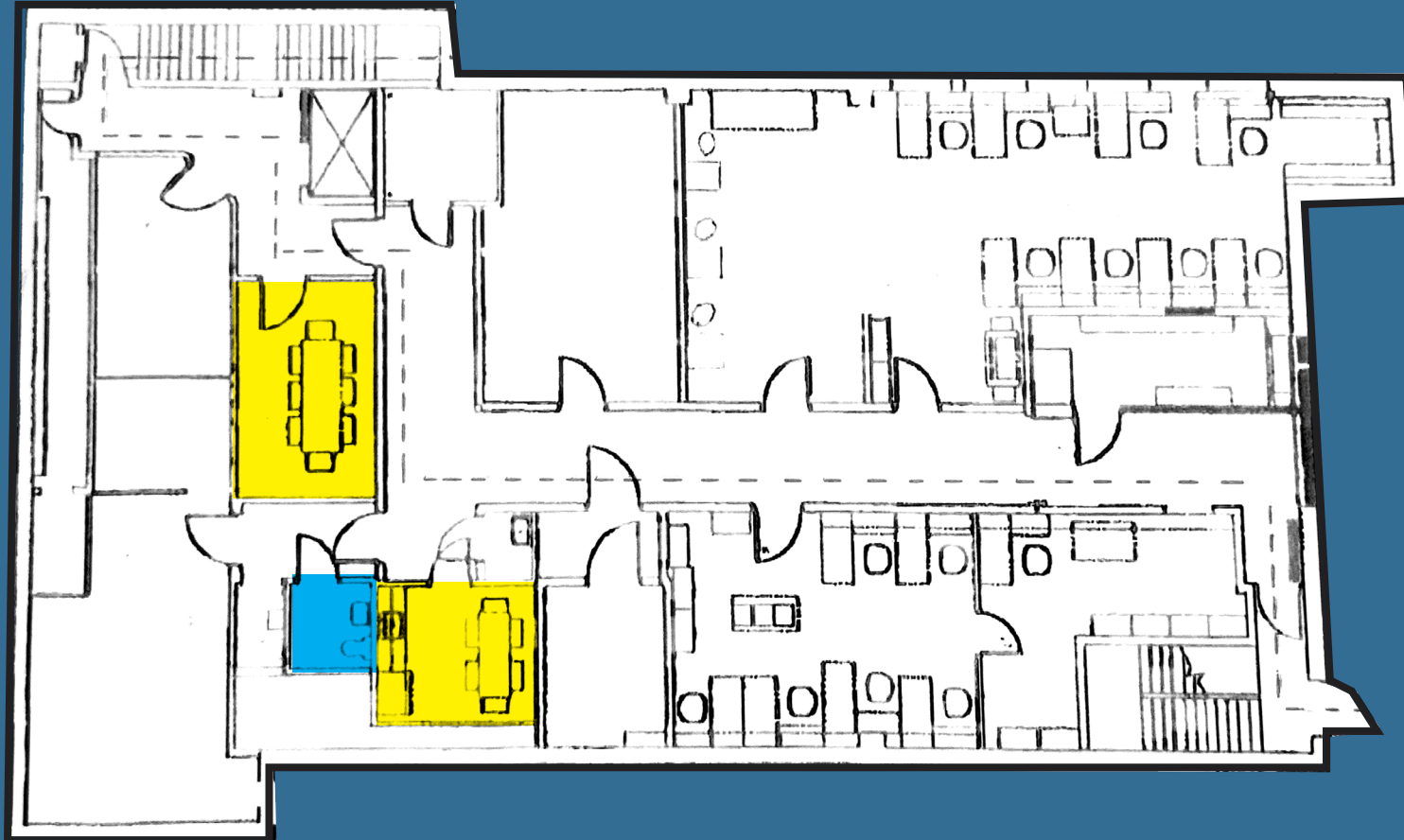
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LL FLOOR PLAN

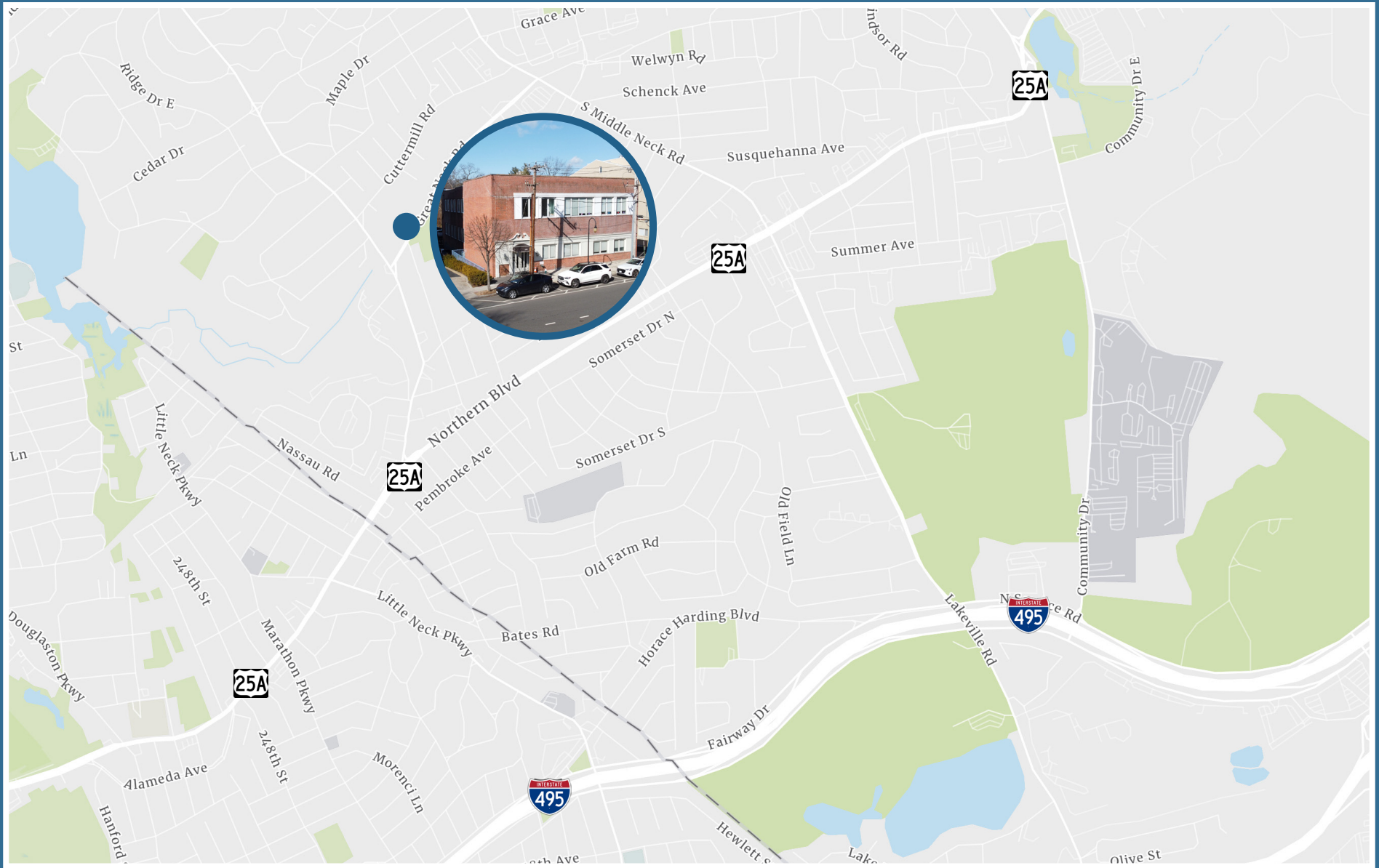
+/- 4,774 SF

- MEETING ROOM
- PRIVATE OFFICE
- RESTROOM



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