



# Luxury Long Island Office Building

**670 Long Beach Blvd  
Long Beach, NY 11561**

**Asking: \$4,000,000**



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## DESCRIPTION

ERG Commercial Real Estate is pleased to present a Luxury Long Island Office Building. The property, located on Long Beach Boulevard, sees approximately 70,000 cars passing each day. Mount Sinai's Emergency Department is just blocks away. Conveniently located proximate to the primary entrance of the town of Long Beach. Both Floors are recently renovated with luxury finishes.



## Property Information

Asset Class	Office
Section Block & Lot	59-119-11
Building Square footage	14,270sf
Building Stories	2
Lot Dimensions	100ft x 145ft
Lot Size	16,075sf
Zoning	Residential
Taxes (19/2020)	\$109,000

## Property Highlights

- **Location is Proximate to the Primary Entrance into the town of Long Beach**
- **Short walk to LIRR**
- **Luxury Finishes**
- **Main Retail Corridor**
- **100ft of Frontage on Long Beach Blvd**
- **70,000+ cars passing each day**



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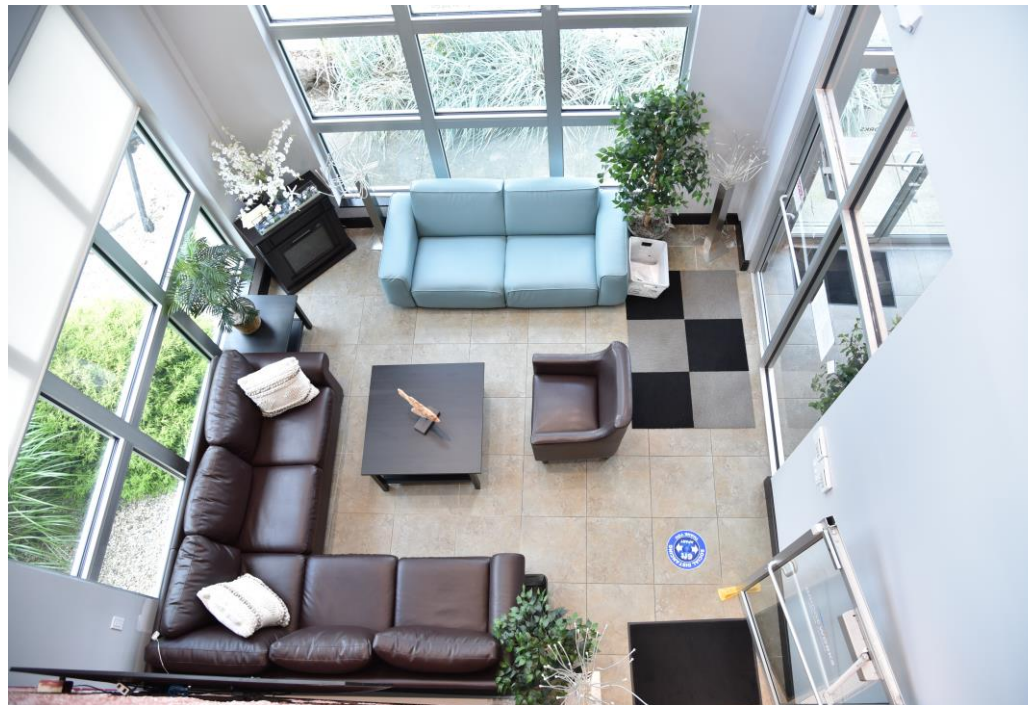
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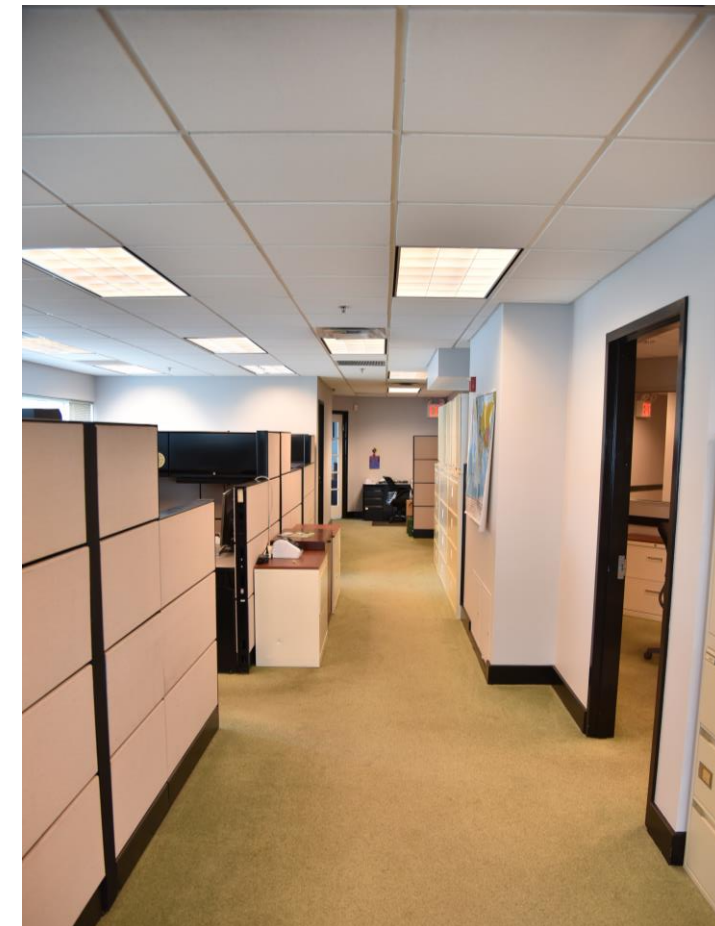
**Downstairs Office Space**



**Lobby/Entrance**



**Conference Room**



**Upstairs Office Space**



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# Luxury Long Island Office Building



**Rear Parking Lot**



**First Floor Space**



**Office Cafeteria**



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