



# Luxury Long Island Office Building For Sale

## 670 Long Beach Blvd. Long Beach, NY 11561

**Price Break to: \$3,750,000**



**Ryan Lewis**  
646.253.0956  
rlewis@ergcre.com



**Michal Walma**  
646.253.0989  
mwalma@ergcre.com

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.



# Luxury Long Island Office Building For Sale

## 670 Long Beach Blvd. Long Beach, NY 11561

### 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**



**Ryan Lewis**  
646.253.0956  
rlewis@ergcre.com



**Michal Walma**  
646.253.0989  
mwalma@ergcre.com



# Luxury Long Island Office Building For Sale

## 670 Long Beach Blvd. Long Beach, NY 11561



**Ryan Lewis**  
646.253.0956  
rlewis@ergcre.com



**Michal Walma**  
646.253.0989  
mwalma@ergcre.com



# Luxury Long Island Office Building For Sale

## 670 Long Beach Blvd. Long Beach, NY 11561



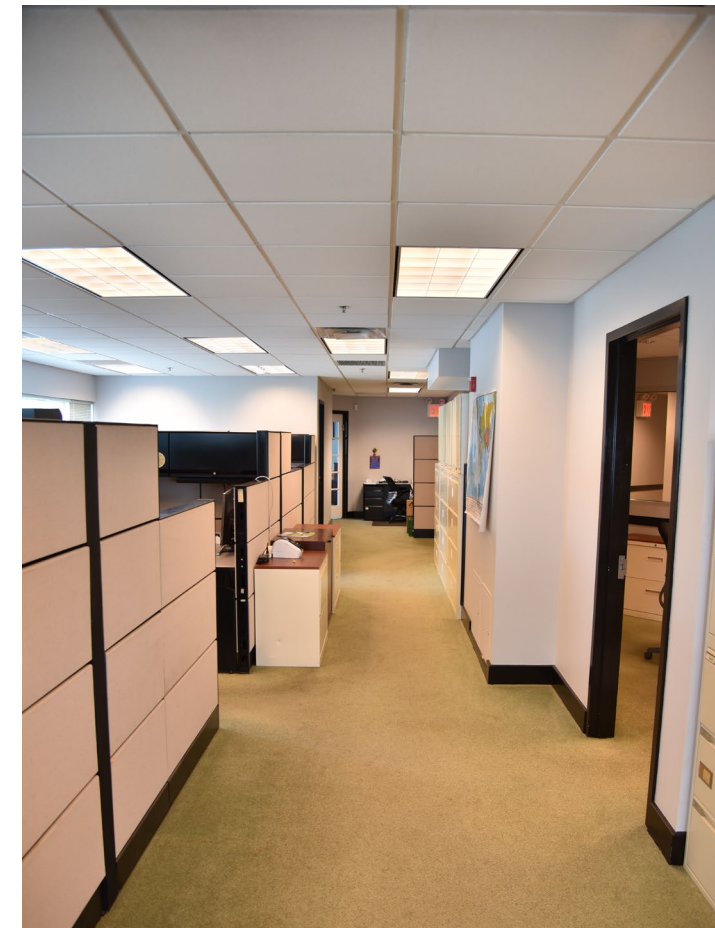
**Downstairs Office Space**



**Lobby/Entrance**



**Conference Room**



**Upstairs Office Space**



**Ryan Lewis**  
646.253.0956  
rlewis@ergcre.com



**Michal Walma**  
646.253.0989  
mwalma@ergcre.com



# Luxury Long Island Office Building For Sale

## 670 Long Beach Blvd. Long Beach, NY 11561



**Rear Parking Lot**



**First Floor Space**



**Office Cafeteria**



**Ryan Lewis**  
646.253.0956  
rlewis@ergcre.com



**Michal Walma**  
646.253.0989  
mwalma@ergcre.com