



For Sale or Lease: Medical Office Property  
620 6<sup>th</sup> Street West Babylon, NY 11704

**ASKING SALE PRICE: \$1,299,999**

**ASKING LEASE PRICE: \$12,000/Month**



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## PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present: 620 6<sup>th</sup> Street, a triple net, medical office property in West Babylon. The property consists of 1 office unit, a drive thru and three curb cuts. 620 6<sup>th</sup> Street is conveniently located across the street from a 7/11, one block away from various dining options and a 10 minute drive from the nearest train station.



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### Property Highlights

Property Information	
Sec Block & Lot	132-3-19.1
Lot Dimensions	.382 Acres
Lot Size	11,400
Building Dimensions	75 x 50
Building Size	3,645 SF
Stories	2
Taxes (20/21)	\$25,308

- **Corner location a block away from a busy intersection**
- **Across the street from a 7/11**
- **Three curb cuts on the property (two on the south end and one on the north end)**
- **Drive thru on the property**
- **20,000+ cars passing each day**
- **275 ft of street frontage**
- **11 parking spaces in the front and 3 in the back**
- **2 stories plus a basement**

Unit	Status	Lease Start/Exp	Current Rent (Monthly)	Current Rent (Annual)
Office	Occupied	2012-2022	\$9,506	\$114,074



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