



60 LITTLE EAST NECK ROAD

BABYLON VILLAGE, NEW YORK

Freestanding Medical / Professional Building

APPROX. 2,075 SF

AVAILABLE NOW

APPROX. 10 SPACES

LEASE RATE: UPON REQUEST

A DISTINCTIVE PLACE FOR YOUR PRACTICE

Prominent Route 109 location offering the identity, privacy and visibility of a freestanding building, with dedicated on-site parking and convenient access throughout the Babylon market.

BUILDING FEATURES

- Four exam rooms or private offices
- Large waiting and reception area
- Handicap-accessible first floor
- Flexible second-floor office space
- Renovated under new ownership
- Excellent building signage opportunity

LOCATION ADVANTAGES

- In the heart of Babylon Village
- Near Good Samaritan University Hospital
- Blocks from Montauk Highway
- Access to Sunrise Highway and Southern State
- Near Babylon LIRR station
- Established medical and professional corridor

IDEAL FOR MEDICAL | DENTAL | SPECIALTY HEALTHCARE | PROFESSIONAL OFFICE

Georgia Westcott

LICENSED REAL ESTATE ASSOCIATE BROKER

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