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North Clinton Ave

BAY SHORE

PREPARED BY

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**93 North Clinton Ave**  
*Bay Shore, NY 11706*

OFFERED AT: \$1,175,000

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Approx. 1200 SF Warehouse + Separate Office

Lot Size: 8712 Sq.Ft. Corner Lot

Taxes: \$13,026.48

Property Type: Industrial 1

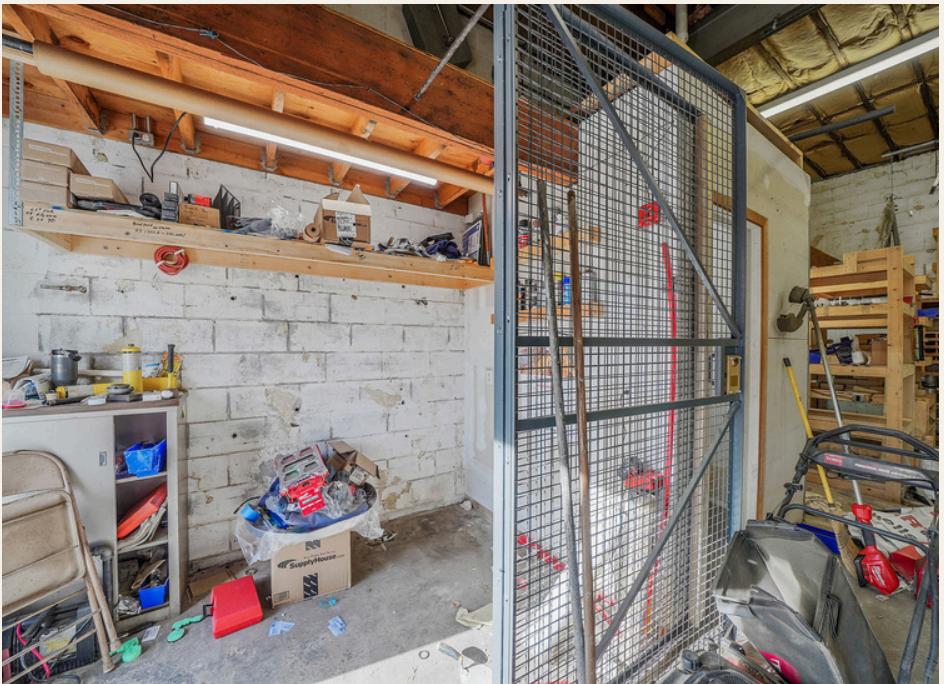
# Property Highlights

HIGHLY SOUGHT AFTER LOCATION &  
BUILDOUT

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- CORNER PROPERTY WITH GREAT EXPOSURE AND PARKING
- 12' GARAGE DOOR
- ADDITIONAL STORAGE ON SIDE & BEHIND BUILDING
- SEPARATE OFFICE SPACE WITH SPLIT UNITS
- RECENT UPDATES INCLUDE:
  - SEWER HOOK-UP & ASPHALT LESS THAN ONE YEAR OLD
  - ROOF & SIDING LESS THAN 5 YEARS OLD







AKERSON STREET

THE CINCINNATI AVENUE

21/263.25' 110.30' 25 WIRELESS

110. 300

10

116

~~548° 48' 30" W~~  
HENRY & CLARIA CHMORZUNSKI

18.30 - 4/12  
HENRY & SCARIA

176

33.55

32.60	35.00

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16.3  
PRIVATE  
CORPORATION  
1/1

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# Thank You

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