

**HUGE PRICE  
REDUCTION**

**User/Investor 12k  
Multi Industrial At  
Train Station**



**FOR SALE**  
**354-366 Long Island  
Ave. Wyandanch, NY**



**Property Description**

- +/- 12,000sf on .53 Acres
- Ceiling Height: +/-12'
- 4 Drive-ins (8' x 10')
- 4 Units: 100% Leased
- 3,000sf | 3,000sf | 1,800sf | 4,200sf
- Can be Delivered Vacant or With Tenants
  - *Short Terms Leases in Place*
- Fenced Lot
- Gas Heating
- All New Outdoor Lighting 2020
- Partial Roof Replacement 2020
- Parking Lot Resurfaced 2020
- Across from Wyandanch LIRR station

**Specialists in  
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Investment Real Estate Since 1985**

*All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.*

**For More Information Contact  
Exclusive Agent:**

**AIDEN CASTILLO**

Licensed Real Estate Agent

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Industry One Realty Corp  
150 Broadhollow Rd Suite 315  
Melville, NY 11747



**PRICING: \$2,650,000**  
**NOW: \$2,499,999**  
**Taxes: \$32,207.45**

**631-694-3500**

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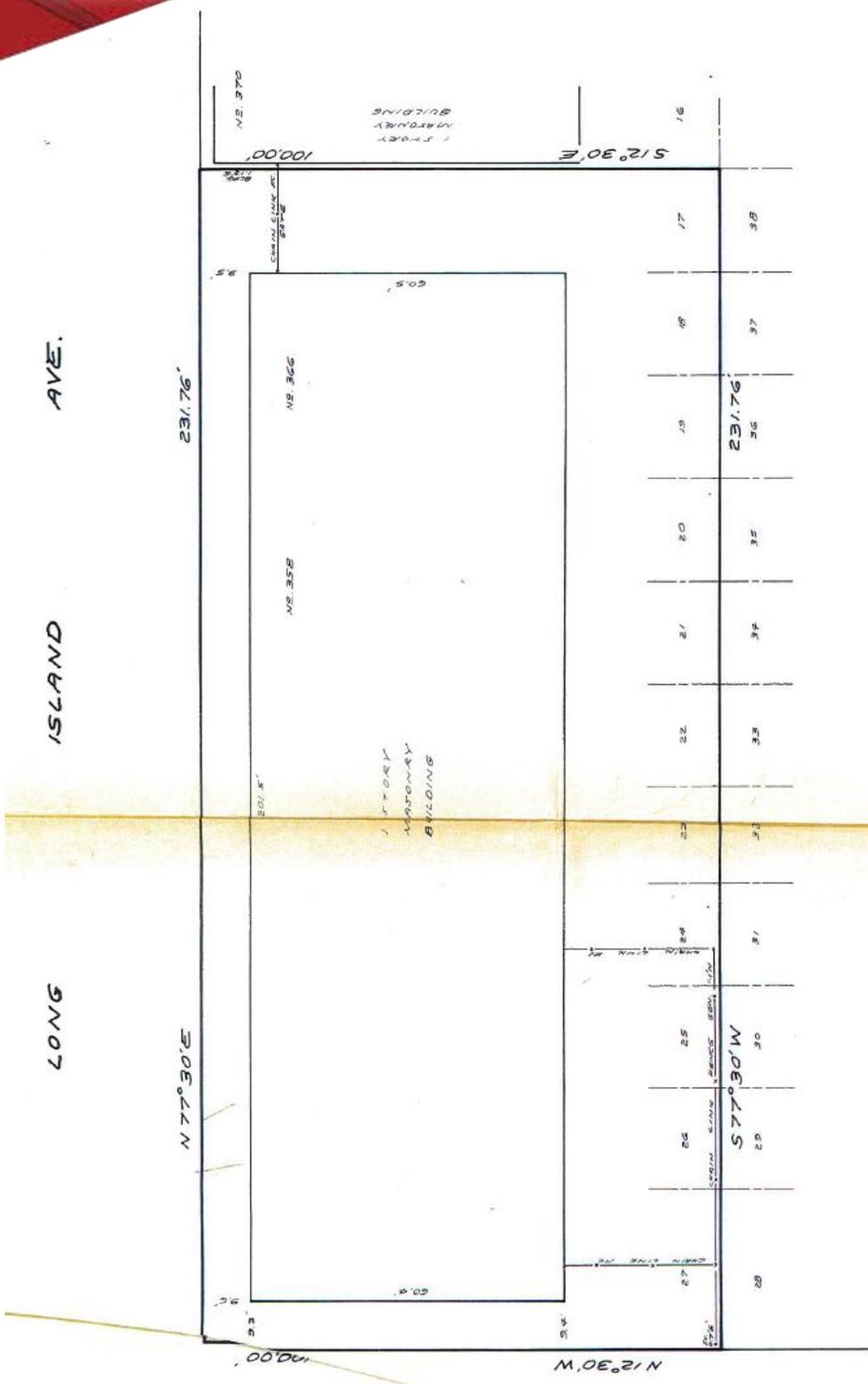
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