

For Sale or Lease | Industrial

79 Cedarhurst Ave, Medford, NY 11763

MAJOR PRICE REDUCTION!!!

READY FOR A DEAL!!!



Building Size: 6,000 sf ±
Lot Size: 1.25 acres ±
Offices: 50% ±
Ceiling Height: 12' ±
Loading: 1 Drive-in Door
Heat: Two 10-ton Heat Pump Units
Power: ± 400 Amps

- Town of Brookhaven L1
- Section 574 | Block 3 | Lot 28
- Was Used for Outdoor Storage
- Huge Fenced Yard with Cameras
- Previously had 1 loading dock that can be opened back up.

Asking Sale Price: ~~\$ 2,500,000.00~~ ~~\$ 2,475,000.00~~ **\$2,200,000**

Lease Price: (Opt 1): ~~\$16,500.00~~ **\$15,500.00** / month gross for 6,000 sf on 1.25 acres
(Opt 2): ~~\$10,500.00~~ **\$9,500.00** / month gross for 6,000 sf on ± .75 acres
(Opt 3): \$7,000.00 / month gross for 6,000 sf on ± .33 acres

Taxes: \$15,216.60 / year ±

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner

Cell: [\(516\) 456-0108](tel:5164560108)

jeremy@metrorealtyservices.com

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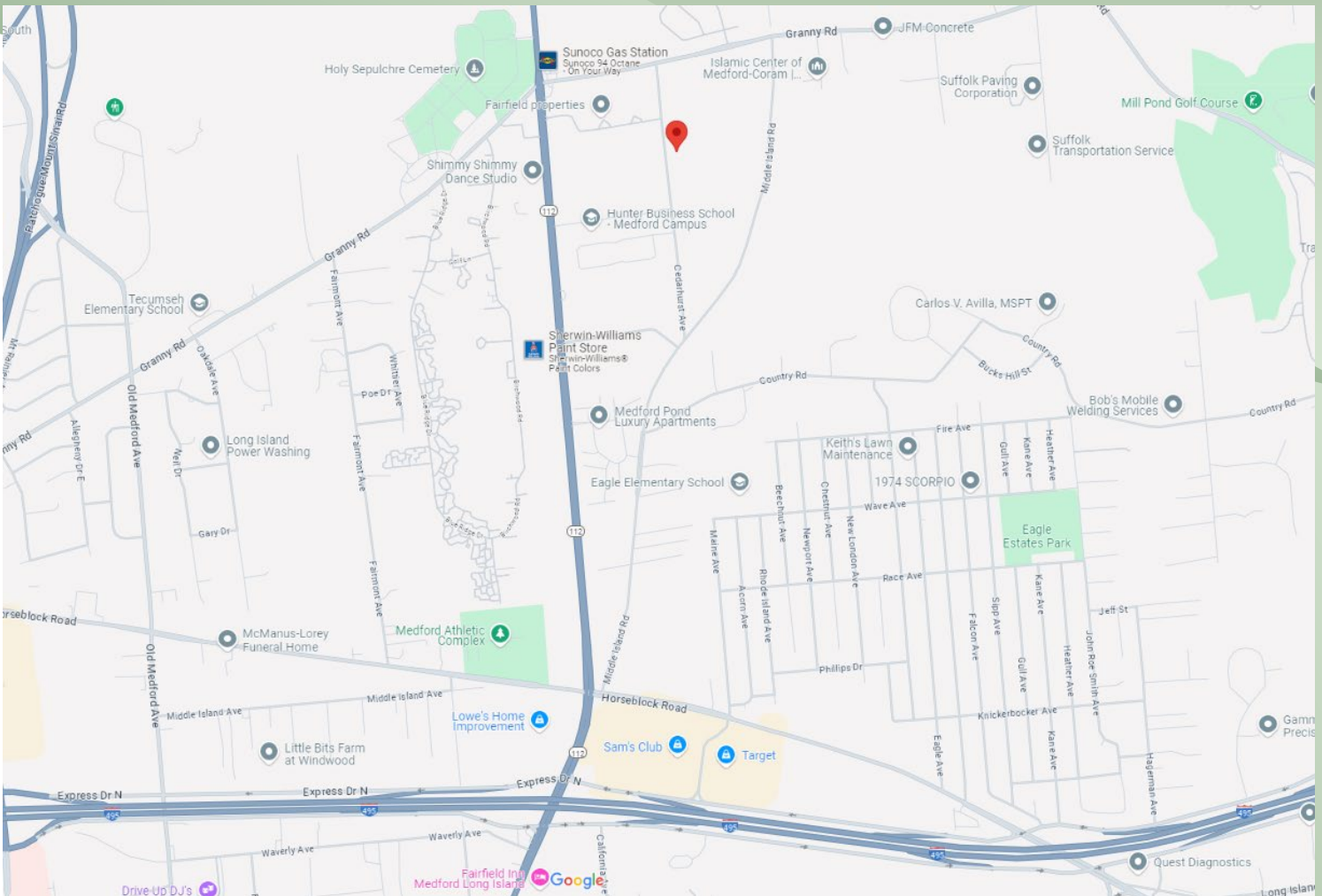
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.
All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

4/24/2025

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