

FOR SALE**ASKING PRICE: ~~\$665,000~~ \$635,000****CONDO UNIT #5 | DETAILS:**

SPACE AVAILABLE:	+/- 2,500 SF
ZONING:	IN1
OFFICE SPACE:	+/- 15%
CEILING HT:	+/- 16' CLEAR
LOADING:	1 DOCK
HEAT:	GAS / ELECTRIC
POWER:	200 AMPS / 3 PHASE
SPRINKLERED:	YES
PARKING:	AMPLE
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES (2024/25):	\$6,200.00 /YR
CAM:	\$350.00 / MONTH

INDUSTRIAL CONDO UNIT

- PART OF A 43,792 SF, 1-STORY, MULTI-TENANTED BUILDING WITH NEW ROOF.
- THIS UNIT INCLUDES TWO (2) OFFICE ROOMS AND 1 BATH-ROOM.
- BEAUTIFULLY MAINTAINED UNIT
- EASILY ACCESSIBLE TO THE LONG ISLAND EXPY, VETERANS MEMORIAL HWY, LI MacARTHUR AIRPORT, JOHNSON AVE & OCEAN AVE.

For further information or to arrange an inspection, please contact broker(s):

NIKO KHETAGURI
Managing Director
(631) 392-0784 Ext. 108
(516) 724-5277 Cell
niko@alliancerealestate.info

44 W. Jeffry Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info



