

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):

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