



North Clinton Ave
BAY SHORE

PREPARED BY
NICHOLAS CAMPASANO
MANAGING DIRECTOR, LIC. ASSOCIATE RE BROKER
NICHOLASC@THEAGENCYRE.COM
631.848.6515 | LIC. 10301215799



93 North Clinton Ave
Bay Shore, NY 11706

OFFERED AT: \$975,000

Approx. 1200 SF Warehouse + Separate Office

Lot Size: 8712 Sq.Ft. Corner Lot

Taxes: \$14,000

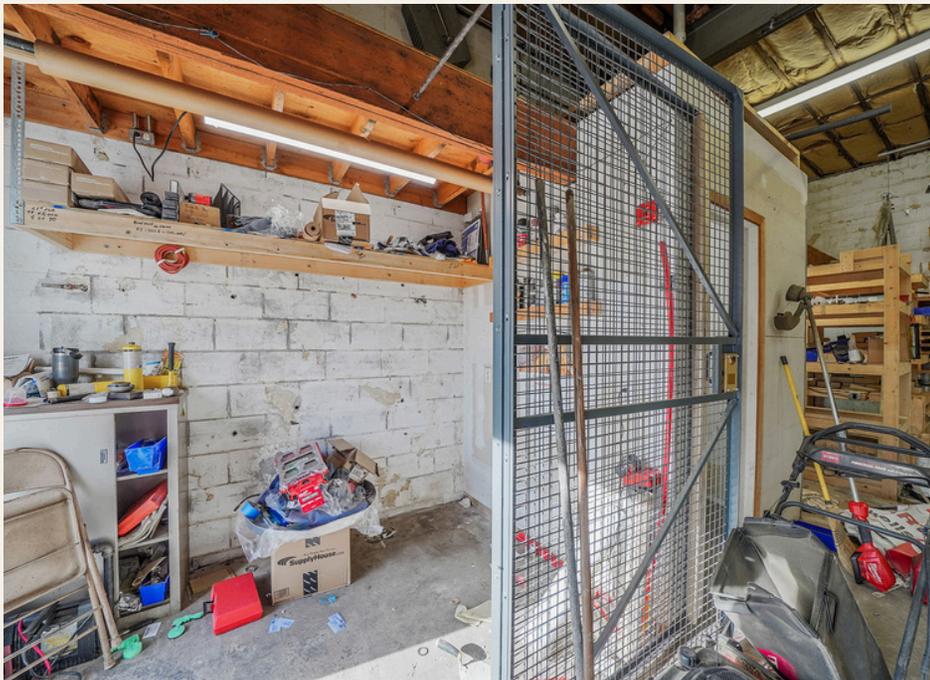
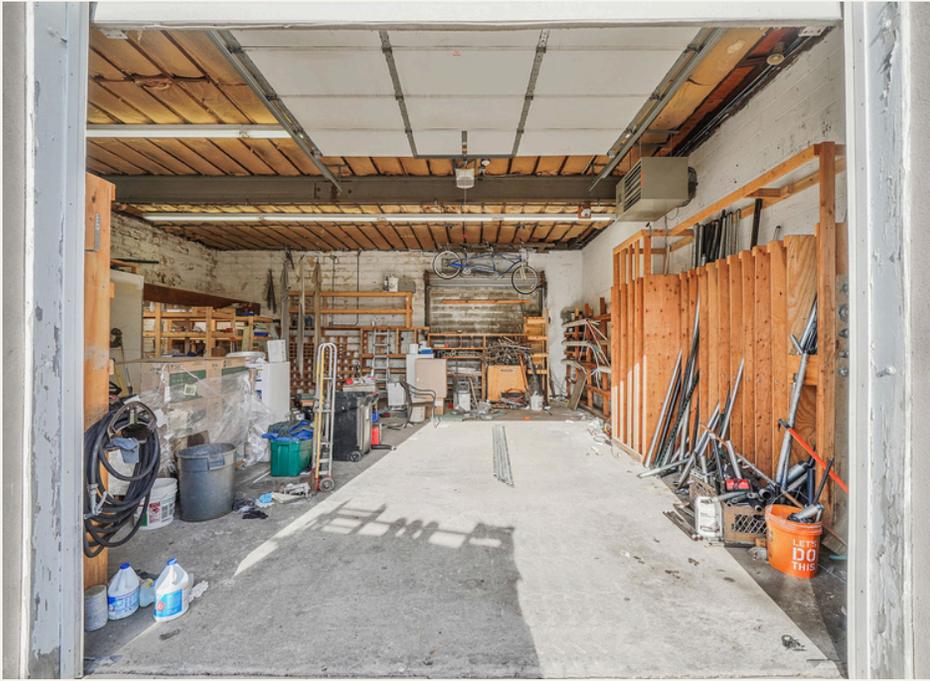
Property Type: Industrial 1

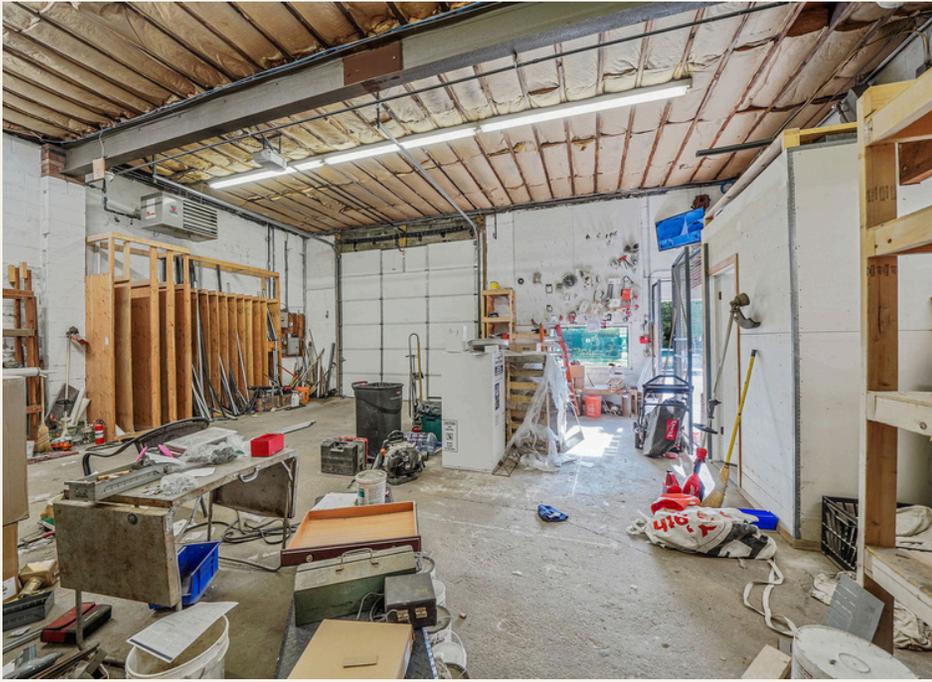
Property Highlights

HIGHLY SOUGHT AFTER LOCATION &
BUILDOUT

- 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



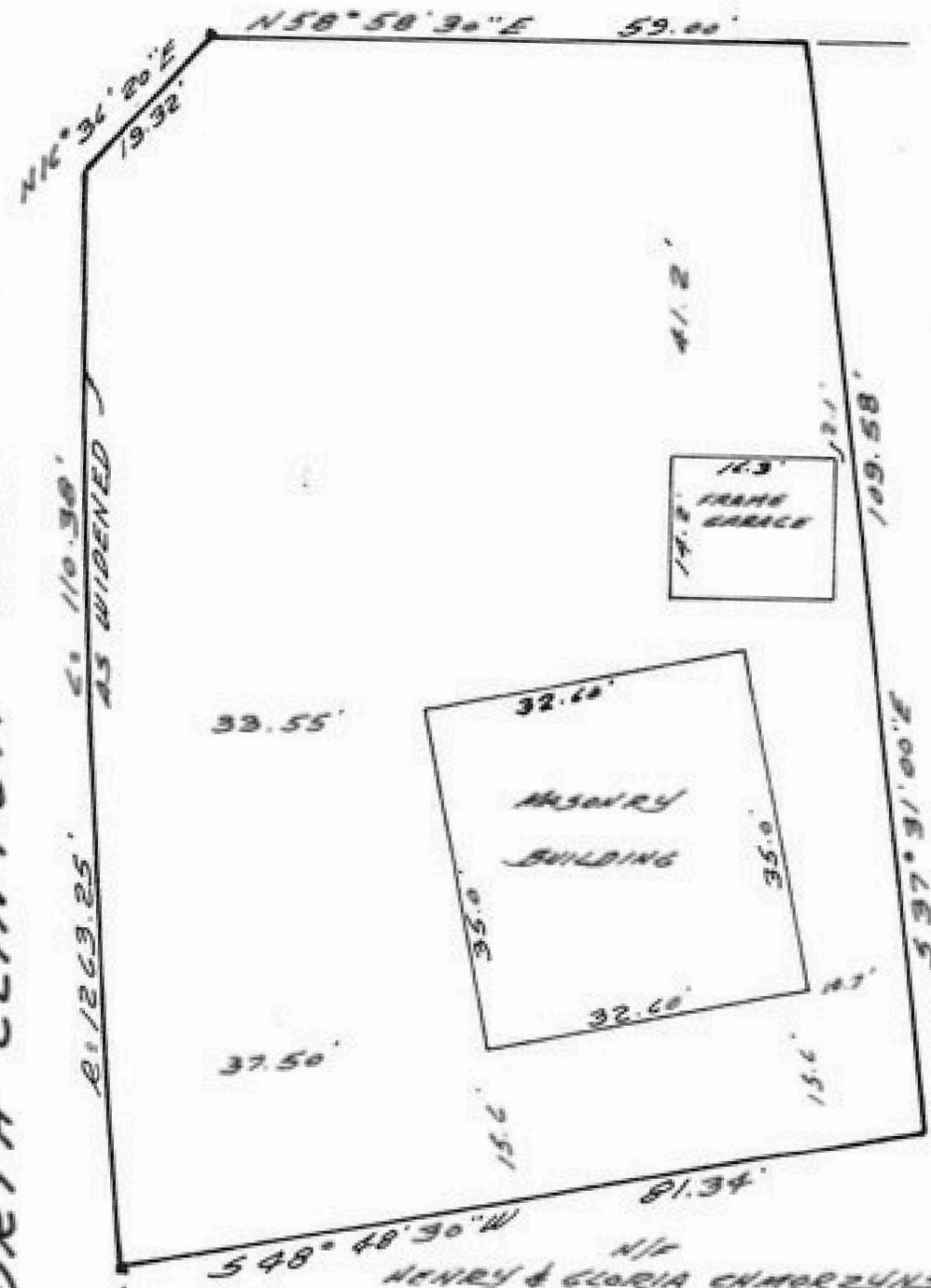






AKERSON STREET

ORTH CLINTON AVENUE



N/E SQUAREHEAD & SONS INC.

N/E HENRY & GLORIA CHMURZYNSKI



Thank You

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THE AGENCY LONG ISLAND
61 W. MAIN STREET
BAY SHORE, NY 11706

TheAgencyRE.com