

## 10,000 SF of Auto Repair Building for Lease 3670-12 Oceanside Rd, Oceanside, NY 11572



### Property Highlights:

10,000 SF Auto Repair Building for lease. Rental rate: \$21/SF/YR includes base property tax, \$17,500 a month; 5-year or 10-year lease. 20 parking spaces.

1<sup>st</sup> Floor: 4,000 SF repair shop is available now; adjacent 3,680 SF of warehouse will become available in this November; ceiling height: 18'; 2 drive-in bays.

2<sup>nd</sup> Floor: 2,320 SF of office, ceiling height: 8', 3 rooms, 2 restrooms. The office space is move-in ready.

Equipment: two car lifts, licensed paint booth, paint colors mixing bank, paint gun, air compressor, air hoses, welding machine, full mechanic repair accessories.

The owner needs key money to transfer equipment, tools, licenses and customers to a new tenant.

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