

For Sale / Industrial

271 Merritt Avenue, Wyandanch NY 11798



Lot Size: 3.70 acres ±

Zoning: Industrial G, Town of Babylon

Property Has Existing Rail Capability

Potential Uses other than Industrial: Multifamily, Self-Storage, Retail.... Etc.

Sale Price: \$8,500,000

Taxes (23/24): \$65,549.12

Lease of Land: \$5.00 psf

(½ acre minimum, short term, on uses approved by Town of Babylon)

- There are Two Buildings on the property
 - ±13,500 sf has electric but no heat, or bathrooms. Offices need total renovation, roof in good condition
 - ±5,000 sf has no electric, heat, or bathrooms. Roof in good condition.

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

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www.metrorealtyservices.com

Exclusive Agent:

Anthony Garistina

Licensed Real Estate Broker

Managing Partner

Direct: (631) 391-6366

tony@metrorealtyservices.com

Exclusive Agent:

Andrew Blumenthal

Licensed Real Estate Broker

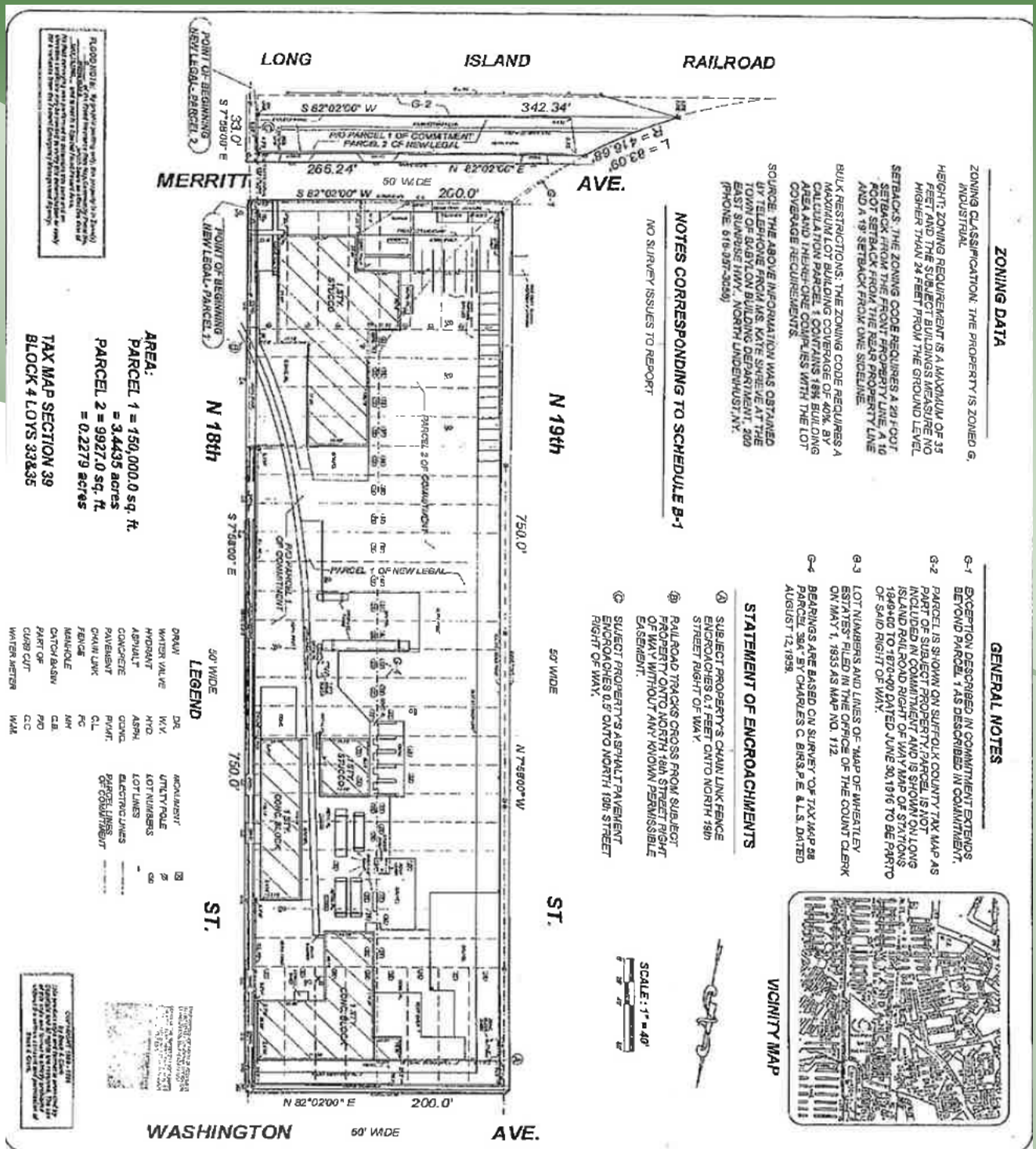
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