

Investment-Office/R&D Property For Sale

311 Woods Ave, Oceanside



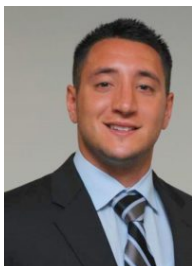
Specifications:

Building Size:	8,374 sq. ft.
Lot Size:	0.18 Acres
Loading:	1 Drive-in(s)
Power:	200 amps
A/C:	Full A/C
Sewers:	Yes

Pricing and Timing:

Occupancy:	Immediately
Sale Price:	\$2,300,000 (\$274.66/sq. ft.)
Taxes:	\$53,774.00 (\$6.42/sq. ft.)

Unique mixed use investment property • Impeccably maintained and fully occupied • Boasts a favorable cap rate of 7% highlighting strong investment returns and solid financial performance • Don't miss out on this exceptional opportunity



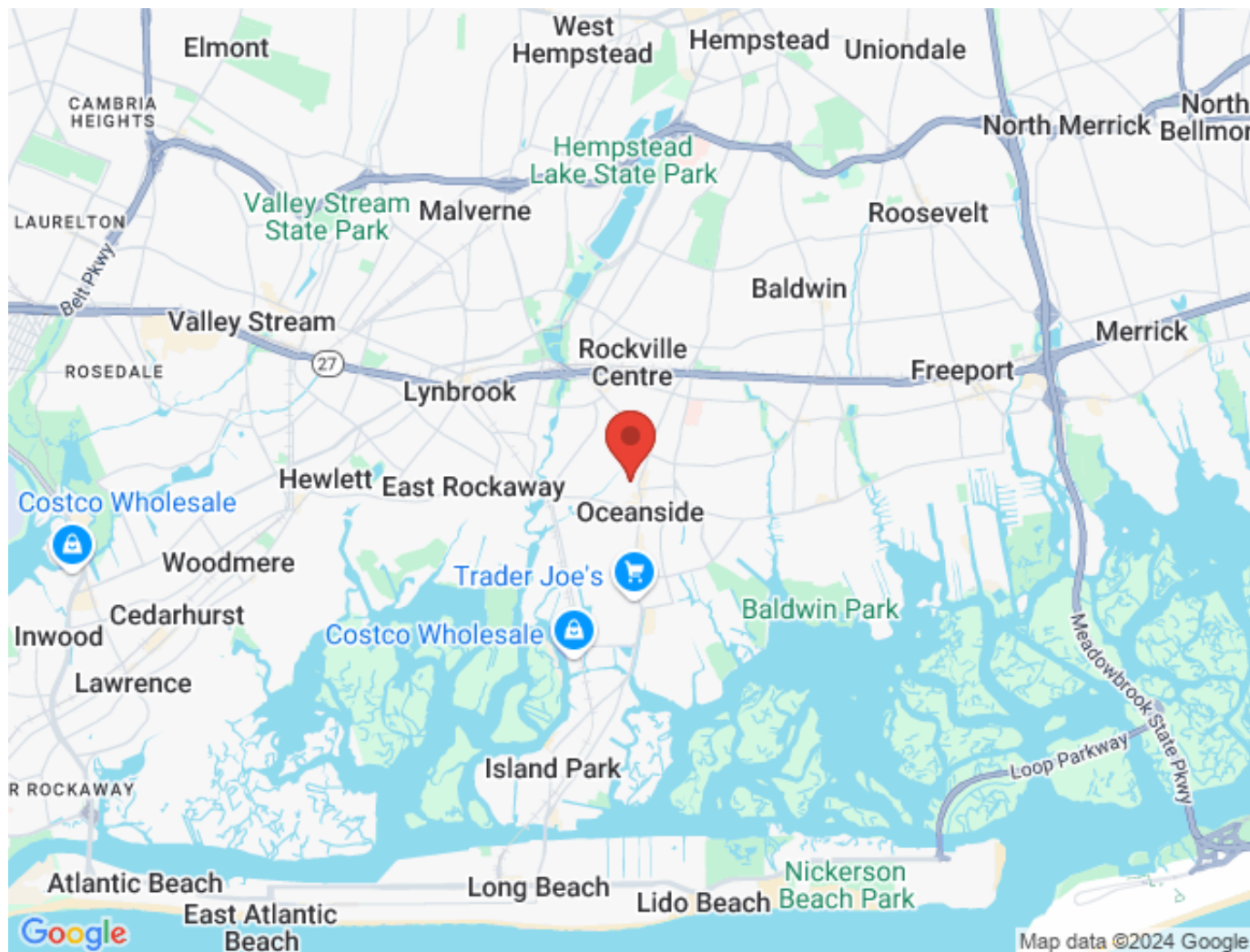
For more information please contact:

Matthew Balzano, RE Salesperson

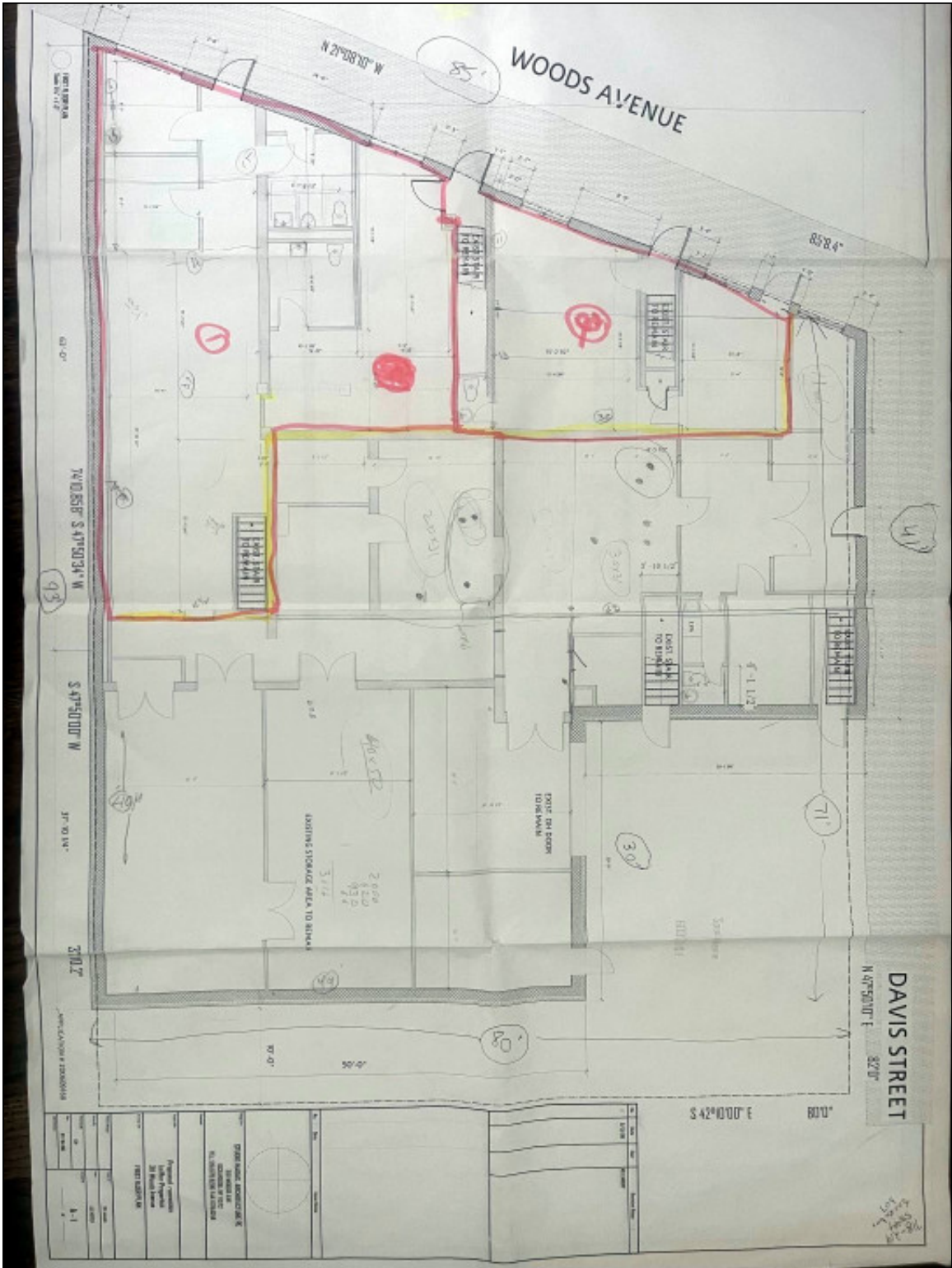
516-578-1703 (cell)

631-293-3700 x28

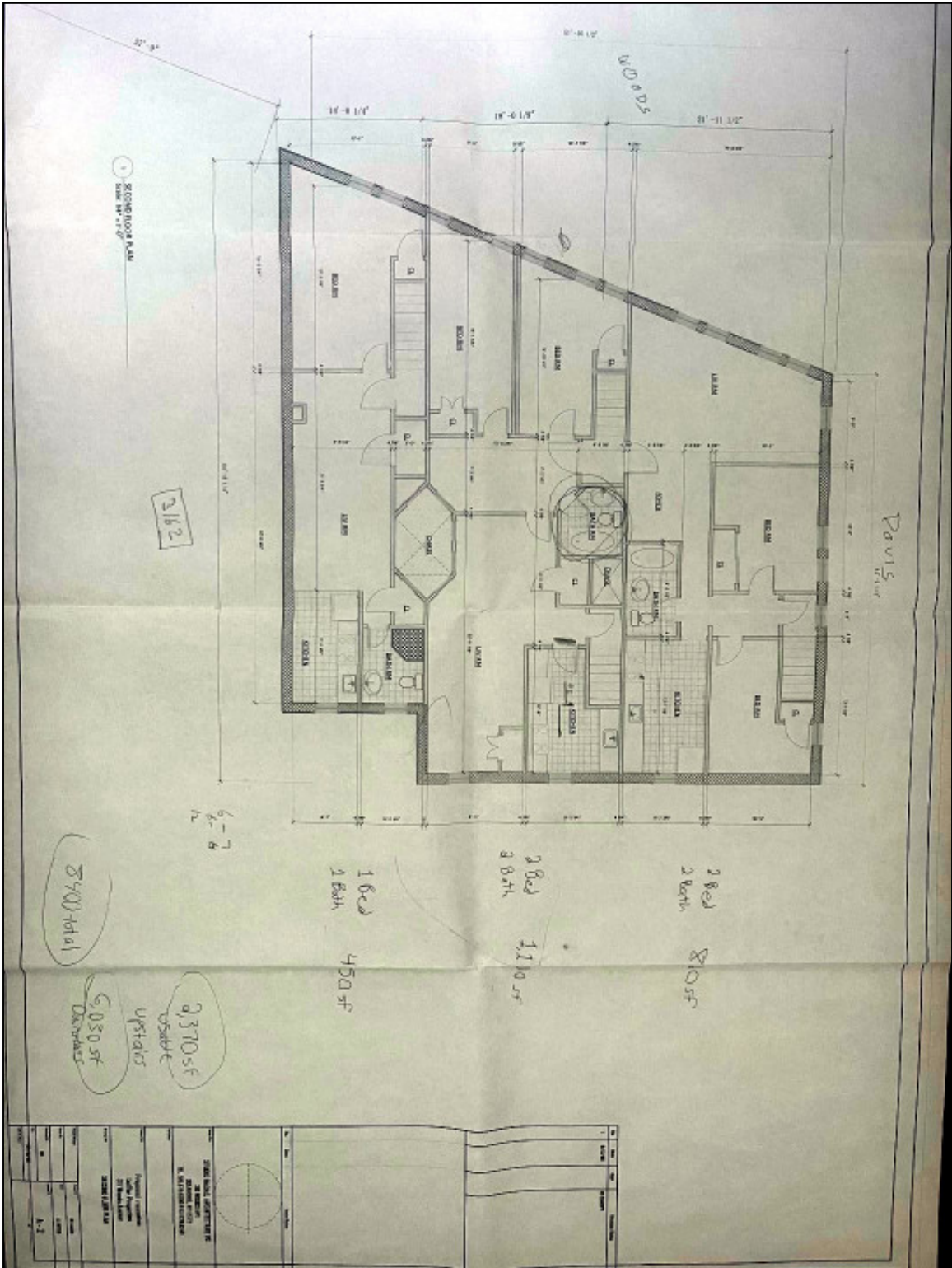
mb@schackerrealty.com



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