

125 Carleton Ave

CENTRAL ISLIP, NEW YORK

FOR SALE | 6,078 SF FREESTANDING BUILDING ON 0.45 ACRES

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

FOR SALE

6,000 SF Mixed Use Building on 0.45 Acres
CENTRAL ISLIP, NY

ASKING PRICE: \$975,000



FOR INFORMATION CONTACT EXCLUSIVE BROKER:

Desmond Mullins, Partner, Executive Director | dmullins@pcrellc.com | 631-398-5654

PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
Tel. 516-284-8000 | www.pcrellc.com

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

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Property Specifications:

Building Size:	+/- 6,078 SF
Lot Size:	+/- 0.45 Acres
Office/Retail:	+/- 1,500 SF
Warehouse:	+/- 3,600 SF
Residential:	+/- 1,000 SF (Two 2nd Floor Apts)
Loading:	3 Drive-ins
Parking:	Ample – Large side yard
Zoning:	BUS 1
Taxes:	\$30,775.24/Year

Property Highlights:

- Entire property can be delivered vacant
- Corner Lot with 160 Ft of frontage on Carleton Ave
- Oversized lot offers ample parking/storage
- Minutes from Long Island Expressway
- Building will be connected to sewers prior to closing



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AERIAL:



RENDERING:



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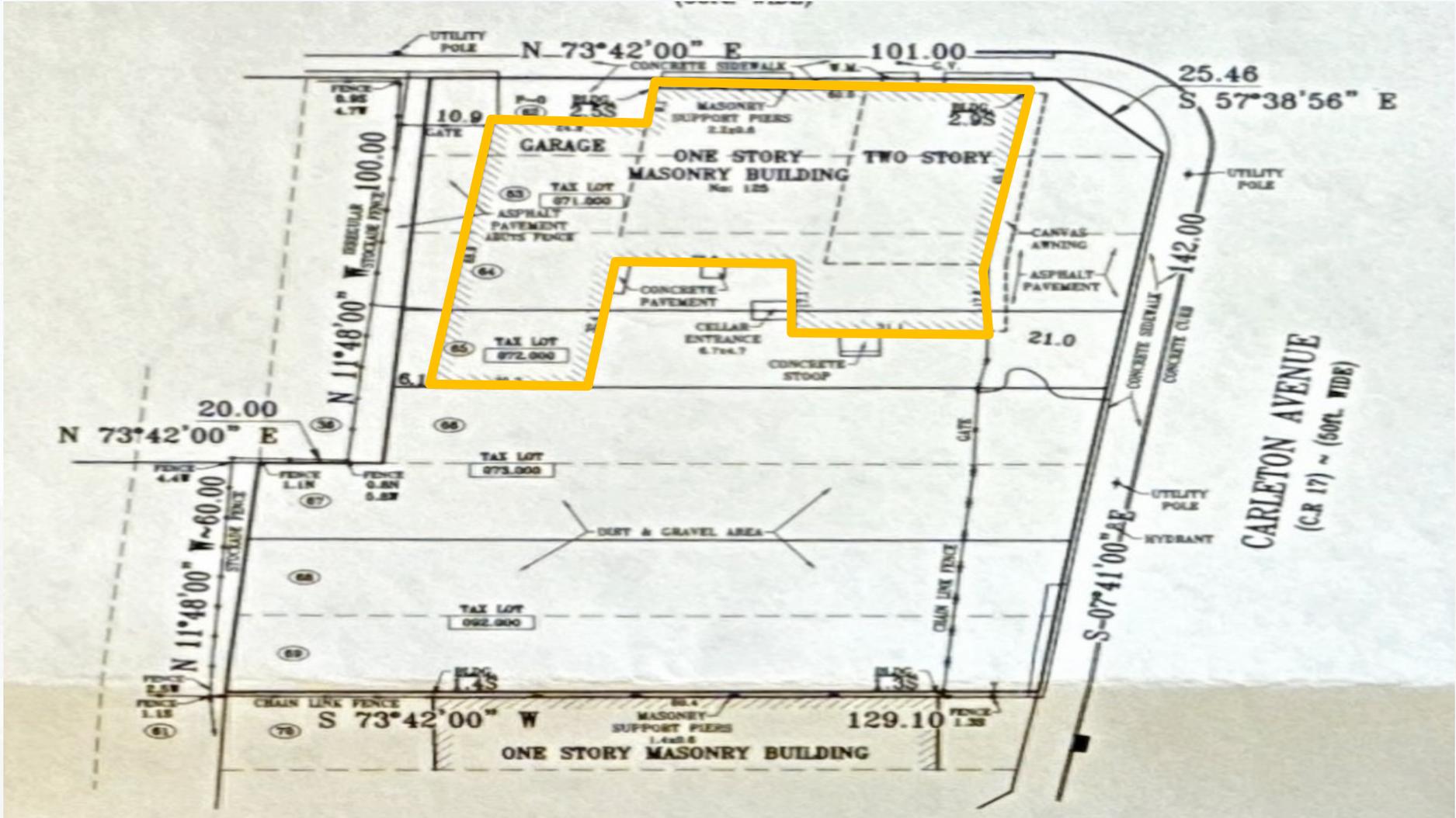
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PROPERTY SURVEY:



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