



**Perfect User/Investor Building
with Rear Yard**

Photo Shopped to Remove Cars



Property Description

- +/- 6,000sf on .36 Acres
- Ceiling Height: +/- 12'
- 4 Drive-ins + Rear Yard
- Garage Doors 10 x 10
- New Outdoor Lighting – 2020
- Parking Lot – Resurfaced in 2018
- Gas Heat
- 4 Units:
2,200sf | 1,250sf | 1,250sf | 1,300sf

For Information Contact Exclusive Broker:

Luke Anderson

Licensed Real Estate Salesperson

Cell: 631.219.4599

Office: 631.694.3500 Ext 308

Landerson@industryone.com



PRICING: \$1,500,000
Taxes: \$19,221.26

Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

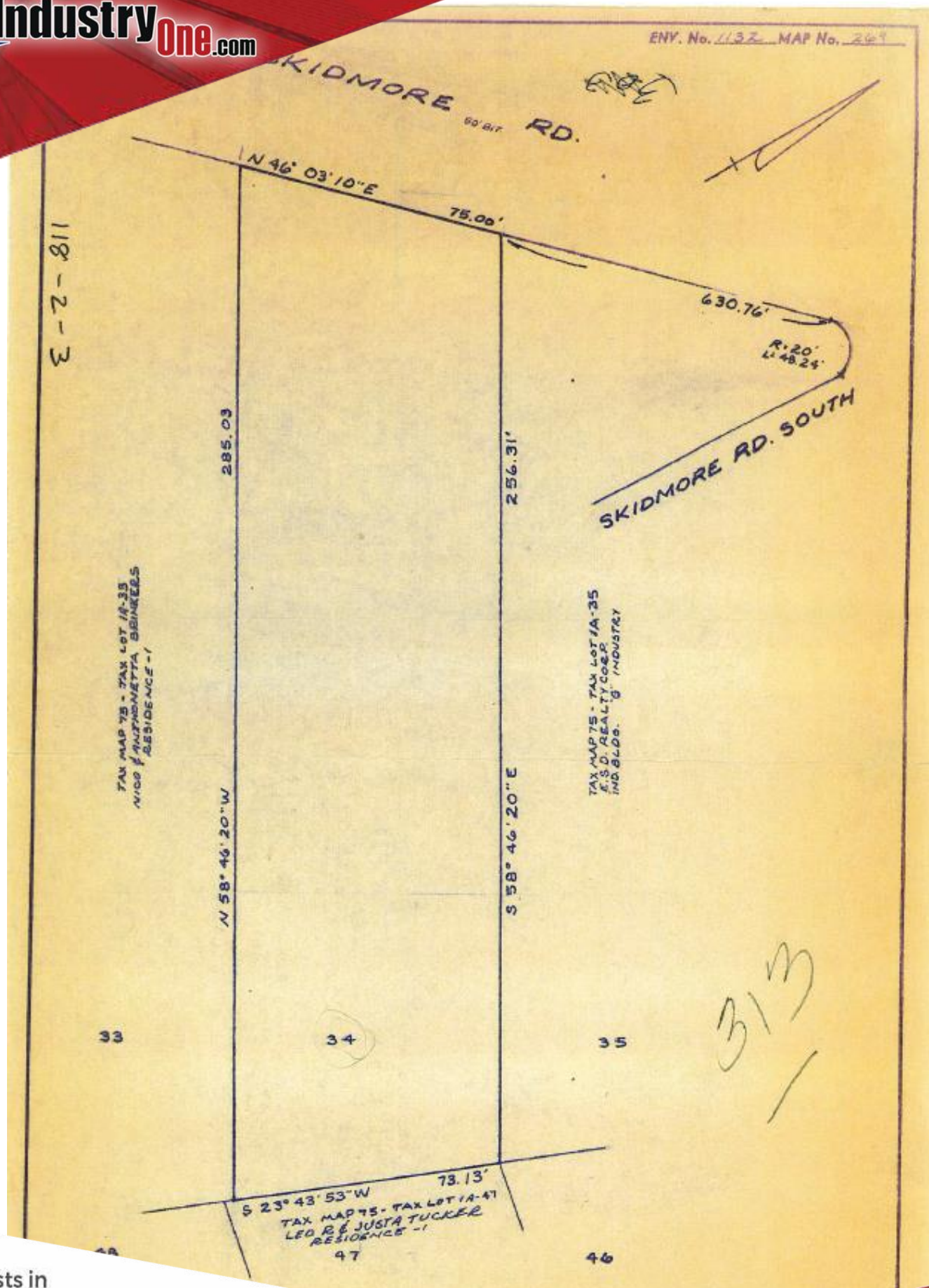
631-694-3500
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AREA	12.25 AC.	12.25 AC.	12.25 AC.
PERMITS	12.25 AC.	12.25 AC.	12.25 AC.
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TOTAL LOT: 12.25 AC. **SECT. 14, 075-1**
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PROPOSED BUILDING: 12.25 AC. 12.25 AC.
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- SITE NOTES**
1. EXISTING TOP OF GRADE TO BE MAINTAINED.
 2. MINIMUM ELEVATION TOP OF GRADE TO BE MAINTAINED.
 3. EXISTING TOP OF GRADE TO BE MAINTAINED.
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 10. EXISTING TOP OF GRADE TO BE MAINTAINED.



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TOWN of BABYLON
REPRESENTATIVE APPROVAL
 Thomas J. Smith, Jr.
 Robert J. Smith, Jr.
 3-12-78
 3-12-78

BUILDING FOR
ESA CONTRACTORS, INC.
 12.25 AC. 12.25 AC.
 12.25 AC. 12.25 AC.

50,100,110, 50,100, 50,100, 50,100