ALLIANCE REAL ESTATE CORP.

205 Brook Ave. Deer Park, NY 11729

Asking: $3,950,000

PROPERTY DETAILS:

Building Size:	+/- 12,000 SF
Lot Size:	+/- 0.50 Acres
Parcel ID:	Sec: 93; Block: 2; Lot: 27.003
Zoning:	G-Industry (Light)
Office Space:	+/- 10%
Ceiling Ht:	+/- 14' Clear
Loading:	5 Drive Ins
Heat:	Gas
Power:	Ample
Parking:	Ample
RE Taxes (2025/26):	$31,544.12 /Yr
Available For User:	+/- 8,500 SF
Occupancy:	Arranged

User / Investor Opportunity!

INDUSTRIAL BUILDING

- All new roof (2021/22), gutters, gas into building, windows in three (3) units, fencing and paved driveway.
- Located just off Bay Shore Rd, east of Tanger Outlet in the most desirable part of the Deer Park Industrial Submarket and close to Deer Park LIRR Station.
- Fenced-in lot.
- +/- 3,500 sf Unit A is currently occupied with tenant paying $68,040.00 /yr with 4 years remaining and an option to renew.

EXCLUSIVE

For further information or to arrange an inspection, please contact broker(s):

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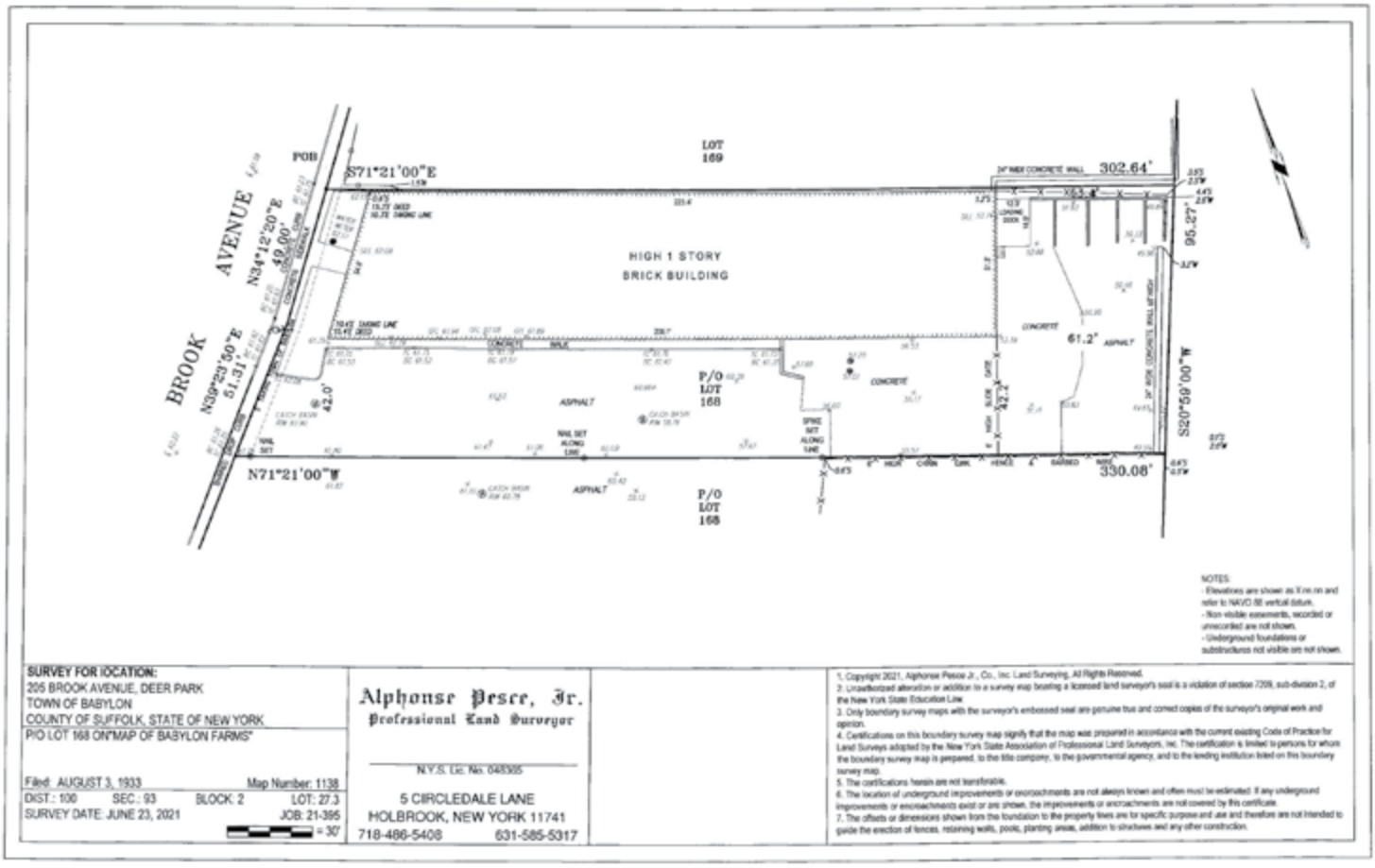
All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or Other terms and conditions, prior to sale, lease, financing or withdrawal without notice.
The foregoing information is based upon Broker's site visit and discussions with Seller/Landlord. Broker did not independently confirm legal status of any structures through the Town's Building Dept.



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