



**For Sale – 1345 Straight Path Ave, Wyandanch**  
**14,000sf Building on 2.47 Acres, Lighted Corner, 125 Car Parking**



## Property Description

- +/- 14,000sf on 2.47 Acres
- Fully Air Conditioned
- Over 21,000 Car Traffic Daily
- +/- 125 Car Parking
- Sewers on Street
- 14ft Ceilings
- Lighted Corner Property
- Zoned Commercial , Industrial Possible

**For More Information Contact Exclusive Broker:**

**MARIO ASARO**  **SIR**

PRESIDENT / BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

masaro@industryone.com

Industry One Realty Corp

150 Broadhollow Rd Suite 315  
Melville, NY 11747



**Sale Price: \$6,695,000**  
**Now \$5,900,000**

## Current Expenses:

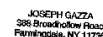
- 2024 Taxes: \$48,607

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**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**  
**www.industryone.com**

PC LOY 1 & 19 INCL. 1 LOY 20-41 INCL. BUCK 20  
PC LOY 1 & LOY 2 12 INCL. BUCK 20  
IN FILE 17. BANNINGED & 20 PINE 10  
20. BANNINGED  
IN FILE 17. BANNINGED & 20 PINE 10  
20. BANNINGED  
AS SHOWN ON MAP OF NORTH BABYLON TOWN.  
FILED: DIANE 27. 1978 & 28. 1978  
MAR 27. 1978



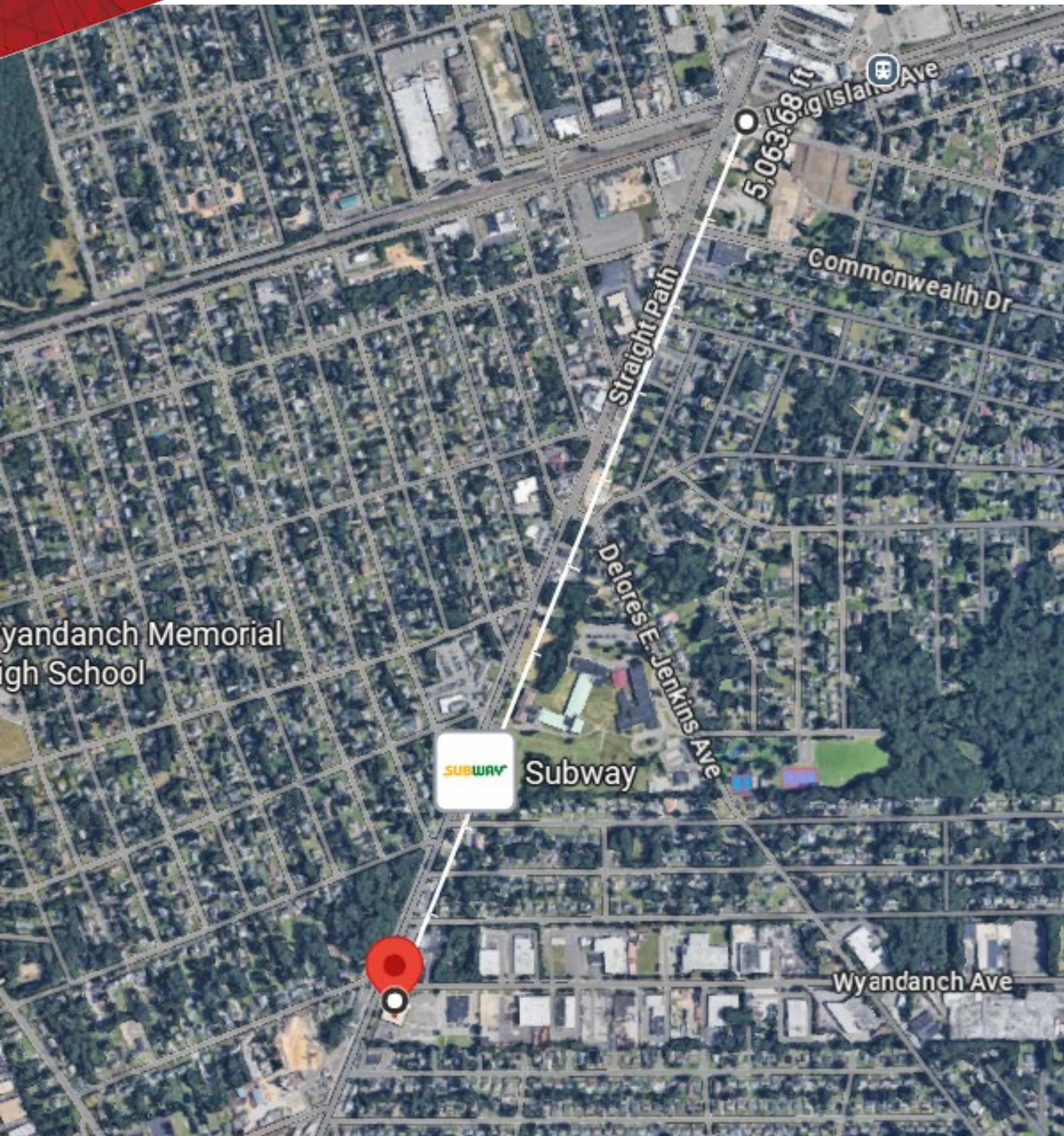
JOSEPH GAZZA  
338 Broadhollow Road  
Farmingdale, NY 11735

[www.industryone.com](http://www.industryone.com)









Wyandanch Memorial  
High School



Subway

Wyandanch Ave

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