

For Sale

637 Long Island Avenue  
Medford, NY 11763

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## PROPERTY FEATURES

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Total Acreage: 21,780 Sq Ft

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Acreage: 1/2 Acre

Zoning: L1

Asking Price: \$600,000.00

NOI: \$48,000.00

Taxes: \$6,000.00

CAP Rate: 10.11%

Lease Term: M to M

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Broker: Dave Blanc

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## HIGHLIGHTS

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- Land Cleared and Gated
  - Cement Blocks
  - Outside Storage Permitted
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