



# FOR SALE

## PRICE UPON REQUEST

### PROPERTY DETAILS;

<b>BUILDING SIZE:</b>	+/- 10,000 SF
<b>LOT SIZE:</b>	+/- 1.56 ACRES (2 LOTS)
<b>PARCEL ID:</b>	SEC: 92; BLOCK: 03; LOTS: 33.1 & 34
<b>ZONING:</b>	G-INDUSTRY (LIGHT)
<b>OFFICE SPACE:</b>	+/- 10%
<b>CEILING HT:</b>	+/- 14' CLEAR
<b>LOADING:</b>	4 (10'x14') DRIVE INS
<b>HEAT:</b>	GAS
<b>POWER:</b>	AMPLE
<b>PARKING:</b>	EXCELLENT (FENCED-IN LOT)
<b>RE TAXES (2023/24):</b>	\$28,500.59 /YR

*User/Investor Opportunity!*

## FREESTANDING BUILDING INDUSTRIAL-WAREHOUSE

- THIS PROPERTY IS SITUATED ON BROOK AVENUE, IN BETWEEN BAY SHORE RD. AND GRAND BLVD., CLOSE TO DEER PARK AVE (RTE 231). NEARBY SHOPS, RESTAURANTS AND LIRR STATION.
- FENCED-IN LOT
- CAN BE DELIVERED VACANT OR WITH TWO (2) TENANTS ON A MONTH-TO-MONTH LEASE.

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

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