

FOR SALE

Major Price Reduction

ASKING: ~~\$2,485,000~~ \$2,395,000

PROPERTY DETAILS:

BUILDING SIZE:	+/- 8,400 SF (DIVIDES IN HALF)
LOT SIZE:	+/- 0.40 ACRES
PARCEL ID:	SEC: 36; BLOCK: 3; LOT: 24
ZONING:	G-INDUSTRY (LIGHT)
OFFICE SPACE:	+/- 25%
CEILING HT:	+/- 14' CLEAR
LOADING:	2 (10'x12') OH DOORS
HEAT:	GAS
POWER:	400 AMPS / 3 PHASE
SEWERED:	YES
PARKING:	AMPLE
RE TAXES (2024/25):	\$35,245.26 /Yr

User/Investor Opportunity! **INDUSTRIAL BUILDING**

- **THIS BUILDING DIVIDES INTO TWO UNITS OF 4,200 SF, EACH WITH ONE (1) OH DOOR, 200 AMPS / 3 PHASE POWER, SEPARATE UTILITIES FOR HEAT AND ELECTRIC.**
- **GREAT LOCATION - CLOSE TO LIRR, ROUTES 109 & 110 (BROADHOLLOW Rd).**
- **WILL BE DELIVERED VACANT - ARRANGED OCCUPANCY!**

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

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info

NIKO KHETAGURI
Managing Director
(631) 392-0784 Ext. 108
(516) 724-5277 Cell
niko@alliancerealestate.info

44 W. Jeffry Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info

