

For Sale Or Lease ~ Commercial Building

# 356 Commack Road

Deer Park, NY 11729

**METRO**  
REALTY SERVICES LLC

**Price Further Reduced**

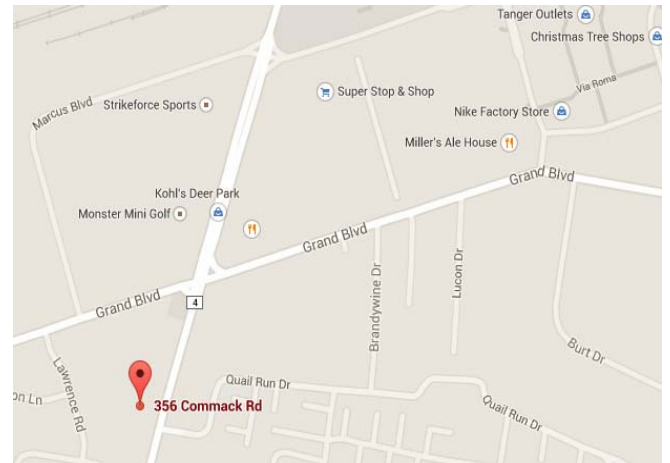


**Building Size:** 5,565 SF (Divisible)  
**Lot Size:** .32 Acres  
**Offices:** To Suit on Lease  
**Ceiling Height:** 12'  
**Drive-ins:** 3  
**Heat:** Gas  
**Power:** 600 amps (3 services)

**Sale Price:** ~~\$850,000~~ - \$799,000  
**Lease Price:** 2,465 sf Office Lease \$25 psf  
3,100 sf Warehouse \$12 psf  
**Taxes:** +/- \$24,815.88 per yr

**Comments:**

- ◆ Property under complete renovation
- ◆ New Heat, Roof, Plumbing, Facade and Parking Lot
- ◆ Divides for multiple tenants
- ◆ Located just south of Tanger Outlets
- ◆ Former Bar/Restaurant
- ◆ Clear Span in Warehouse



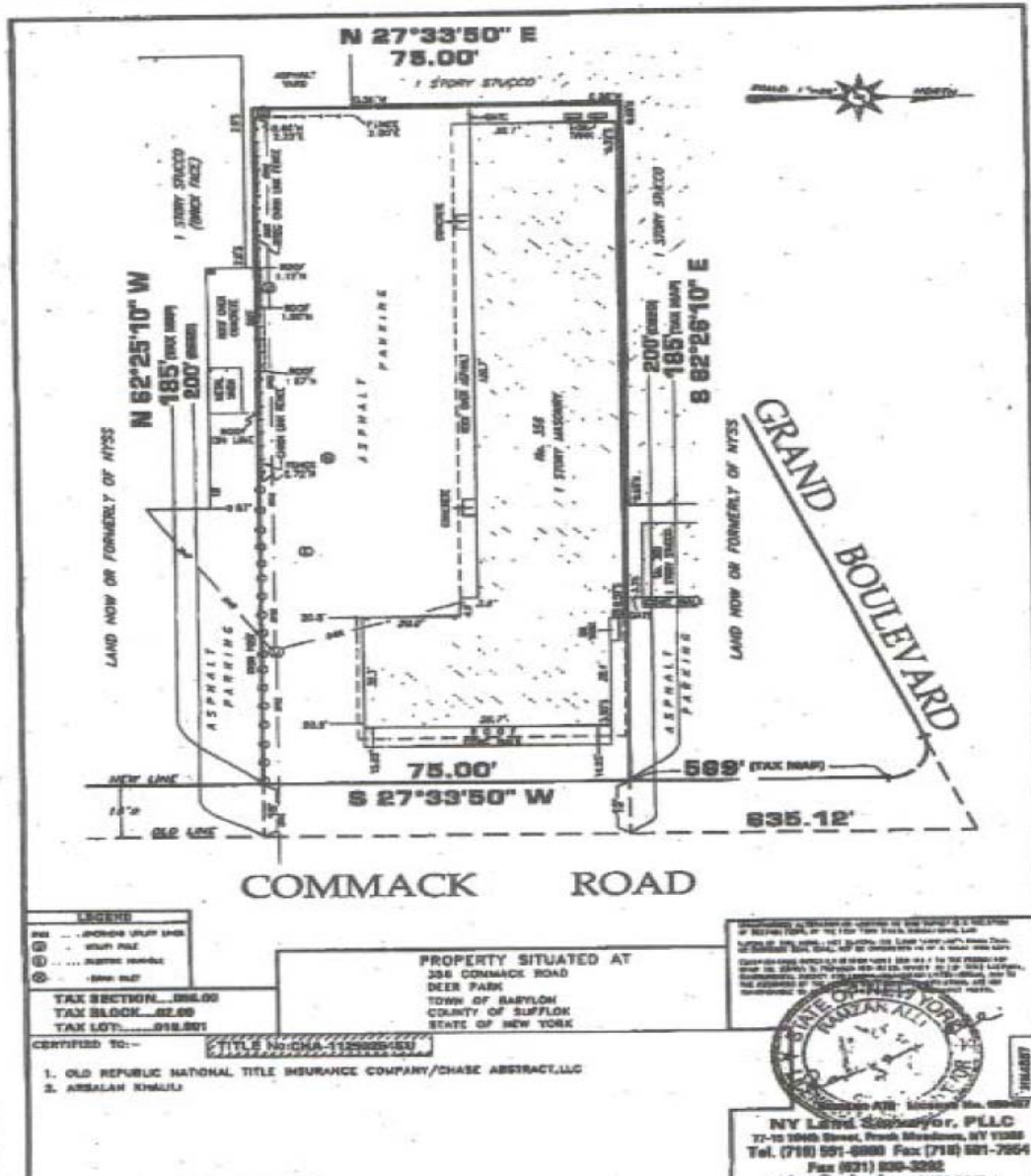
For further information or to arrange an inspection of this property please contact "Exclusive Agent":

**Jeremy D. Hackett, Licensed Real Estate Broker**  
**Managing Partner**  
**Direct: (631) 391-6359**  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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**Managing Partner**  
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