

For Sale or Lease ~ Industrial Building
1855 Imperial Ave
New Hyde Park, NY 11040

METRO
REALTY SERVICES LLC



Building Size:	4,640 Square Feet
Lot Size:	.09 acres
Offices:	1,440 Square Feet
Warehouse:	3,200 Square Feet
Ceiling Height:	1,440 Square Feet 12'
	1,760 Square Feet 14'
Drive-ins:	1 (oversized)
Heat:	Gas
Power:	200 amps

Comments:

- ◆ Nice 2nd Floor Offices
- ◆ Potential to build additional 1,760 SF Office
- ◆ 1 Row of Columns in Warehouse
- ◆ Inexpensive electricity / Solar panels on Roof
- ◆ Building divides with separate meters
- ◆ Sprinklered

Lease Price:	\$15.00 G
Sale Price:	\$1,050,000
Taxes:	\$23,176.88 +/-

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

Mark Timpone, Licensed Real Estate Broker
Managing Partner
(631) 391-6361
mark@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.

Metro Realty Services, LLC
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735
T (631) 770-0700 ~ F (631) 770-0710
info@metrorealtyservices.com ~ www.metrorealtyservices.com