

For Sale Or Lease ~ Commercial Building

# 356 Commack Road

Deer Park, NY 11729



**Price Further Reduced**

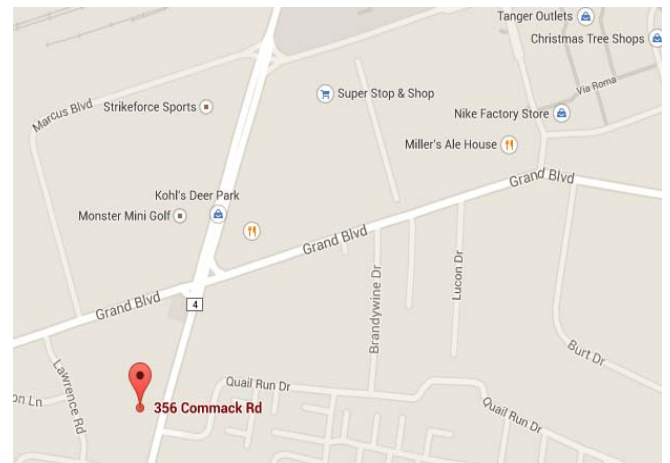


**Building Size:** 5,565 SF (Divisible)  
**Lot Size:** .32 Acres  
**Offices:** To Suit on Lease  
**Ceiling Height:** 12'  
**Drive-ins:** 3  
**Heat:** Gas  
**Power:** 600 amps (3 services)

**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":

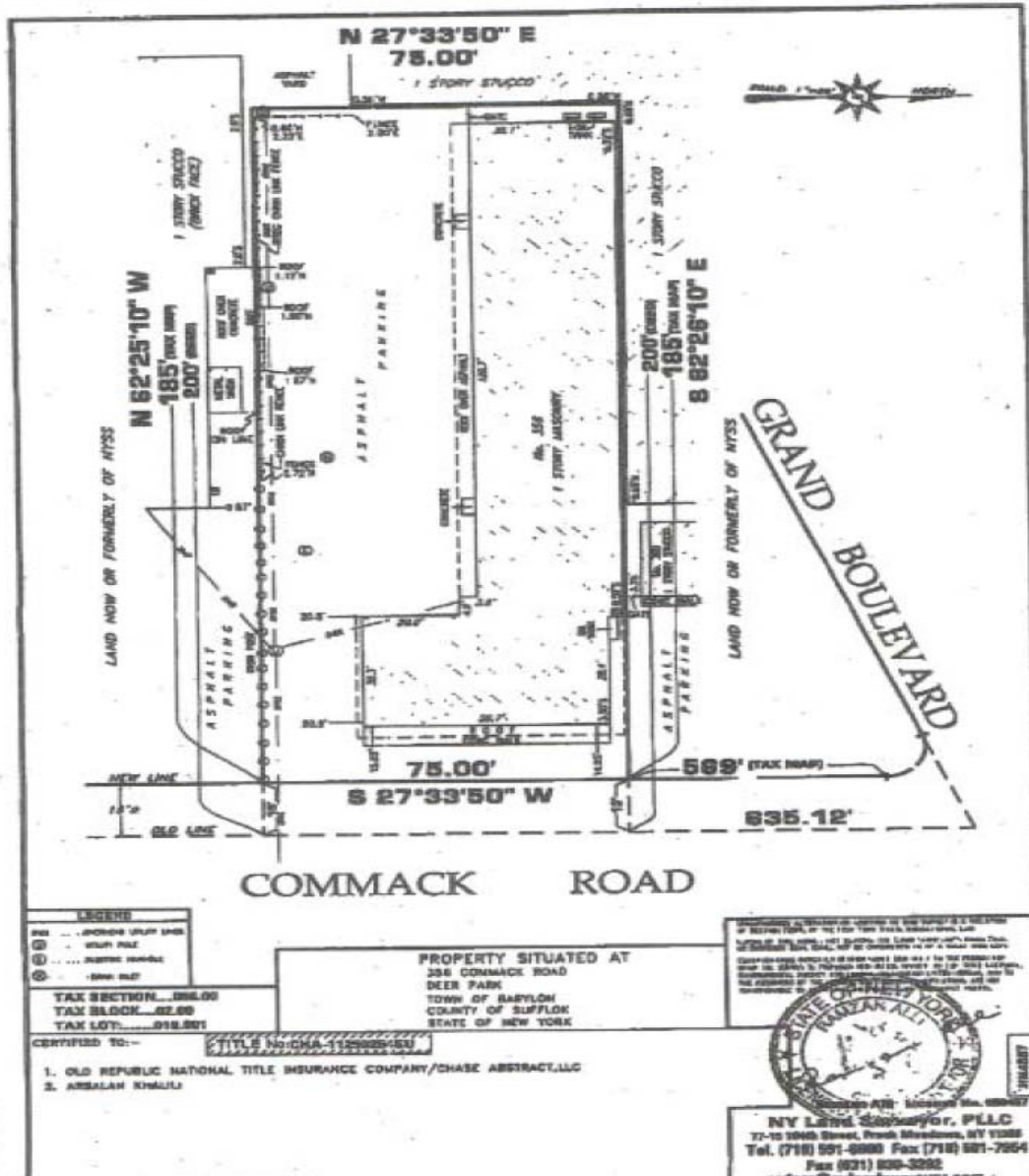
**Jeremy D. Hackett, Licensed Real Estate Broker**  
**Managing Partner**  
**Direct: (631) 391-6359**  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

**Richard J. Falco, Licensed Real Estate Salesperson**  
**Managing Director**  
**Direct: (631) 391-6352**  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)

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

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**Managing Partner**  
 Direct: (631) 391-6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

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