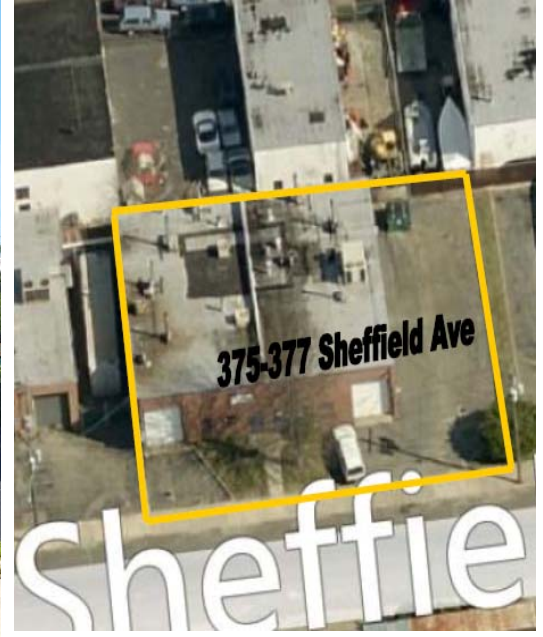


For Sale ~ Industrial Building
375-377 Sheffield Ave
West Babylon, NY

METRO
REALTY SERVICES LLC

**Deal Fell Apart
Back On The Market**



Building Size: 4,550 sf
Lot Size: .22 acres
Office / R&D: 10%
Ceiling Height: ± 14'
Drive-ins: 3
Docks: 0
Heat: Gas
Power: 600 amps (2 services)

Sale Price: ~~\$599,000~~ \$550,000
Approx. Taxes: \$22,383.05

Comments:

- ◆ Fully Air Conditioned
- ◆ Connected to Sewers
- ◆ Can be delivered "as is" or with new office space
- ◆ Roof ± 4 years old
- ◆ Divisible for 2 separate tenants

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

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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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