

For Sale ~ Industrial Building  
**59 Hanse Avenue**  
Freeport, NY 11520

**METRO**  
REALTY SERVICES LLC

**Price Reduced**



Building Size: 7,200 sf  
Building Plot Size: 8,383 sf  
Fenced Yard: 7,605 sf  
Bathrooms: Two Large  
Drive-ins: 1  
Ceiling Height: 11' / 12'  
Heat: Gas  
Power: 600 amps, 240 volts

Sale Price: ~~\$1,450,000~~ \$1,295,000

Comments:

- ◆ Building & yard immaculate, both have been recently renovated
- ◆ New lighting, hvac, roof, power upgraded and distributed, airlines....etc
- ◆ Motorized door on building & motorized gate in yard
- ◆ Fully air conditioned
- ◆ Total Tax (Building & Yard including Village) \$38,868

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

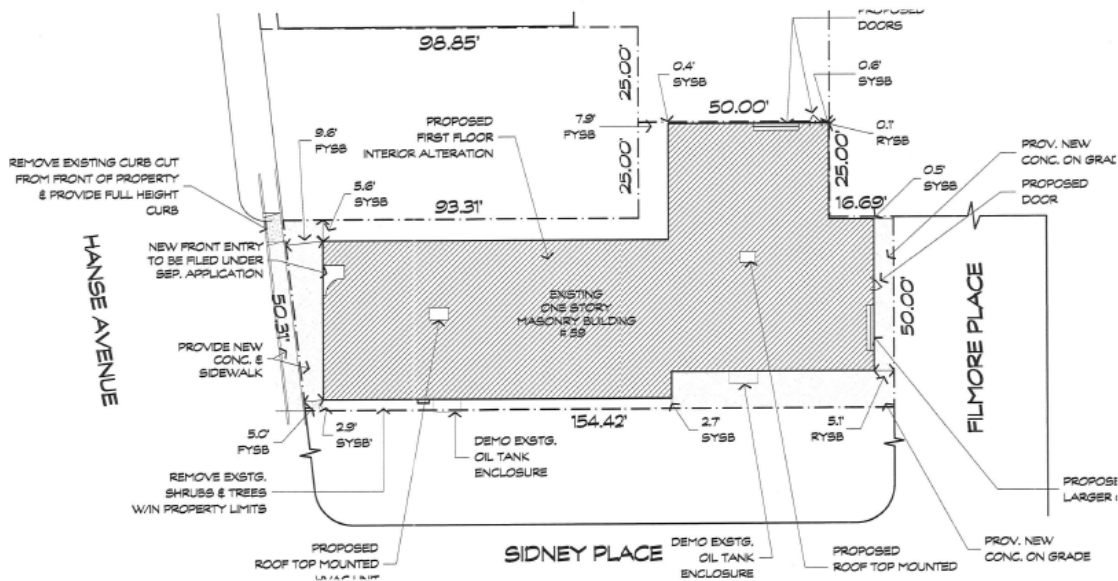
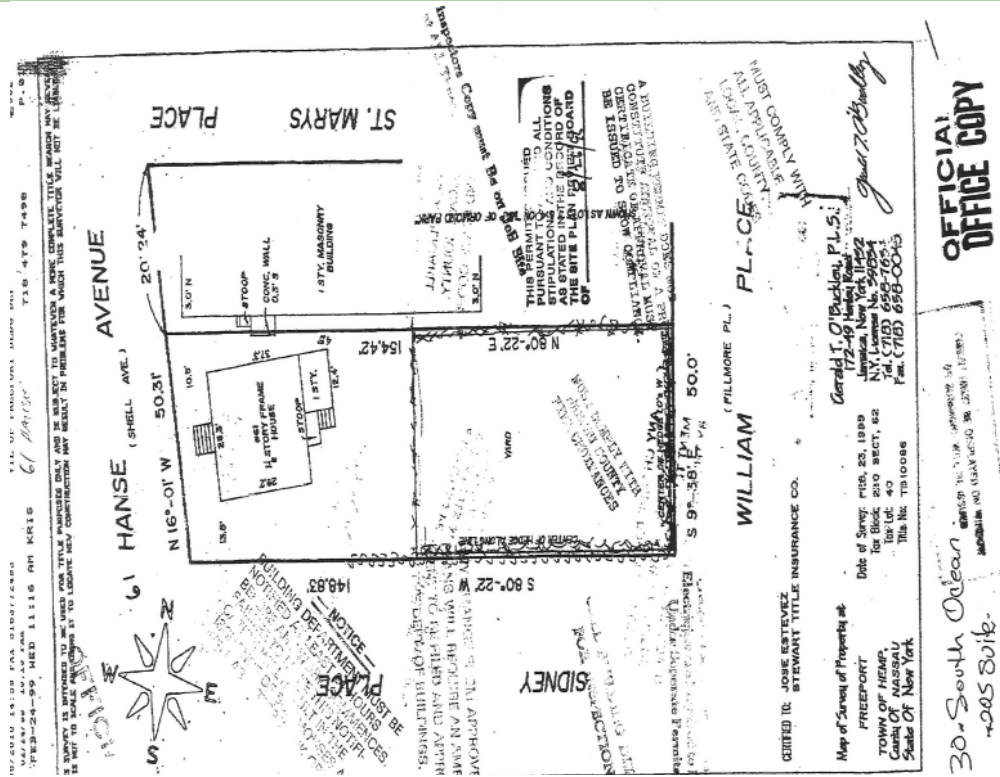
**Andrew B. Blumenthal, Licensed Real Estate Broker**  
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas 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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