

For Sale ~ Industrial Land
Peachtree Court
Holbrook, NY 11741

METRO
REALTY SERVICES LLC



Price Reduced

End of Cul-De-Sac
(off Lincoln Avenue, North of Veterans Memorial Highway)

Size: ± 4 acres

RE Taxes: Approximately \$13,000.00 per year

Zoning: L-1 Light Industrial, Town of Islip

Sale Price: ~~\$2,200,000~~ \$1,900,000

Coverage: 35%

Comments:

- ◆ Will Consider Land Lease or BTS
- ◆ Can Build ± 50,000 sf
- ◆ Sub-divided into Two ± 2 Acre Parcels

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

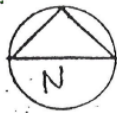
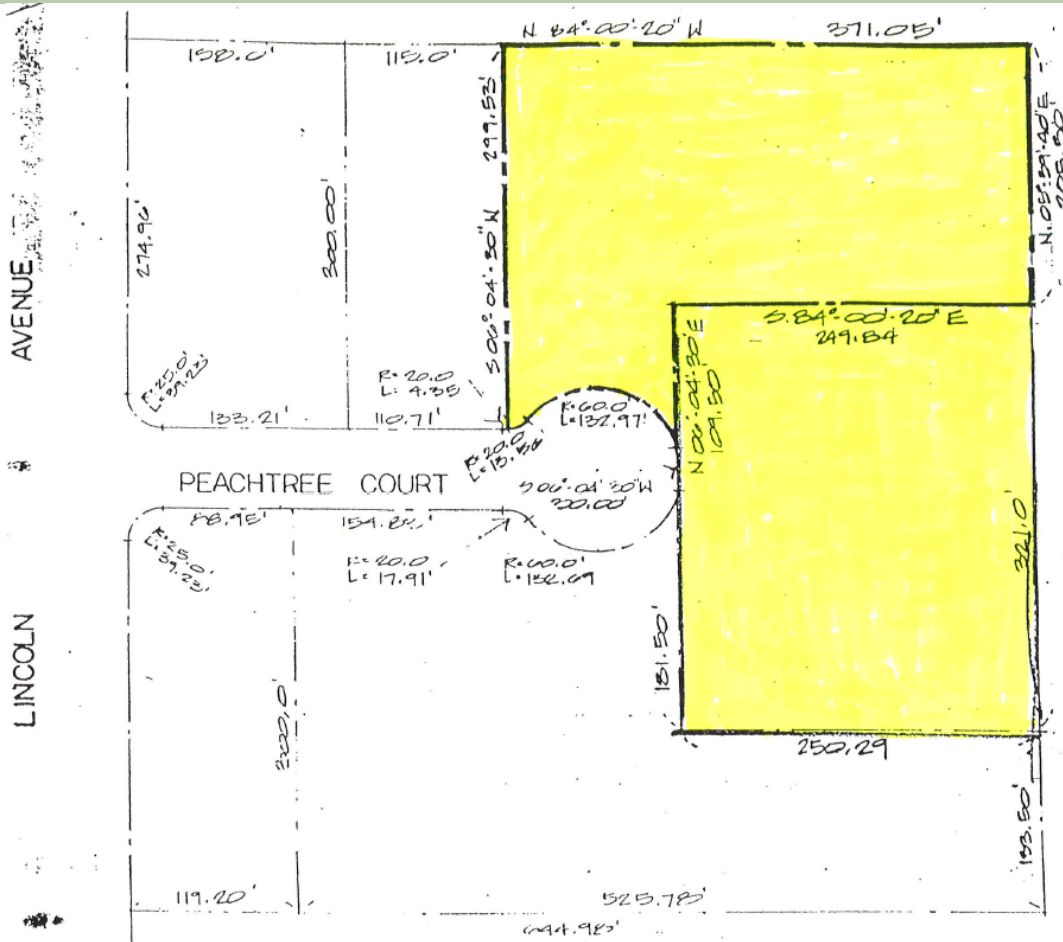
Nicholas Romano, Licensed Real Estate Broker
Managing Partner
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All 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.

Metro Realty Services, LLC
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SITE PLAN

1" = 100'

vets Hwy

<p>JOHN A. GRAMMAS & ASSOCIATES 830 WILLIS AVE. ALBERTSON, N.Y. 11807</p>	<p>PROPOSED BUILDING FOR PEACHTREE INDUSTRIES PEACHTREE COURT HOLBROOK, TOWN OF ISLIP</p>	<p>DRAWING # 1</p>
<p>DRAWN: REA DATE: 1-19-09</p>	<p>SITE PLAN S.I.T.M. # 0500-151-1-P.O.4</p>	<p>CONT. # 5905</p>

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