

For Sale | Industrial

212 Bangor Street, Lindenhurst, NY 11757

(AKA 138-140 Albany Ave & AKA 212-214 Bangor St & AKA 210 Bangor St)



Building Size: 10,800 sf ±
Lot Size: .36 acres ±
Ceiling Height: 14' ±
Drive-Ins: 5
Heat: Gas
Power: 600 amps (3 Phase)
(4 Electrical Services)
Zoned: Industrial
Township: Babylon
Village: Lindenhurst
Sewers: Yes (2 Connections)

Asking Price: \$ 2,995,000
Taxes: \$ 43,483.07 / year ±

Comments:

- Ideal for:
 - Warehousing
 - Manufacturing
 - Distribution
- Currently CO'd for Auto Body / Auto Repair. Business, Inspection Machine, Spray Booth & Equipment can be made available for a premium.

Rental income from tenants occupying half of the building: ± \$84,000/year

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett, Managing Partner

Licensed Real Estate Broker

Office: (631) 770-0700

Cell: (516) 456-0108

jeremy@metrorealtyservices.com

Exclusive Agent:

Michael F. Pisciotta

Licensed Real Estate Salesperson

Direct: (631) 770-0700

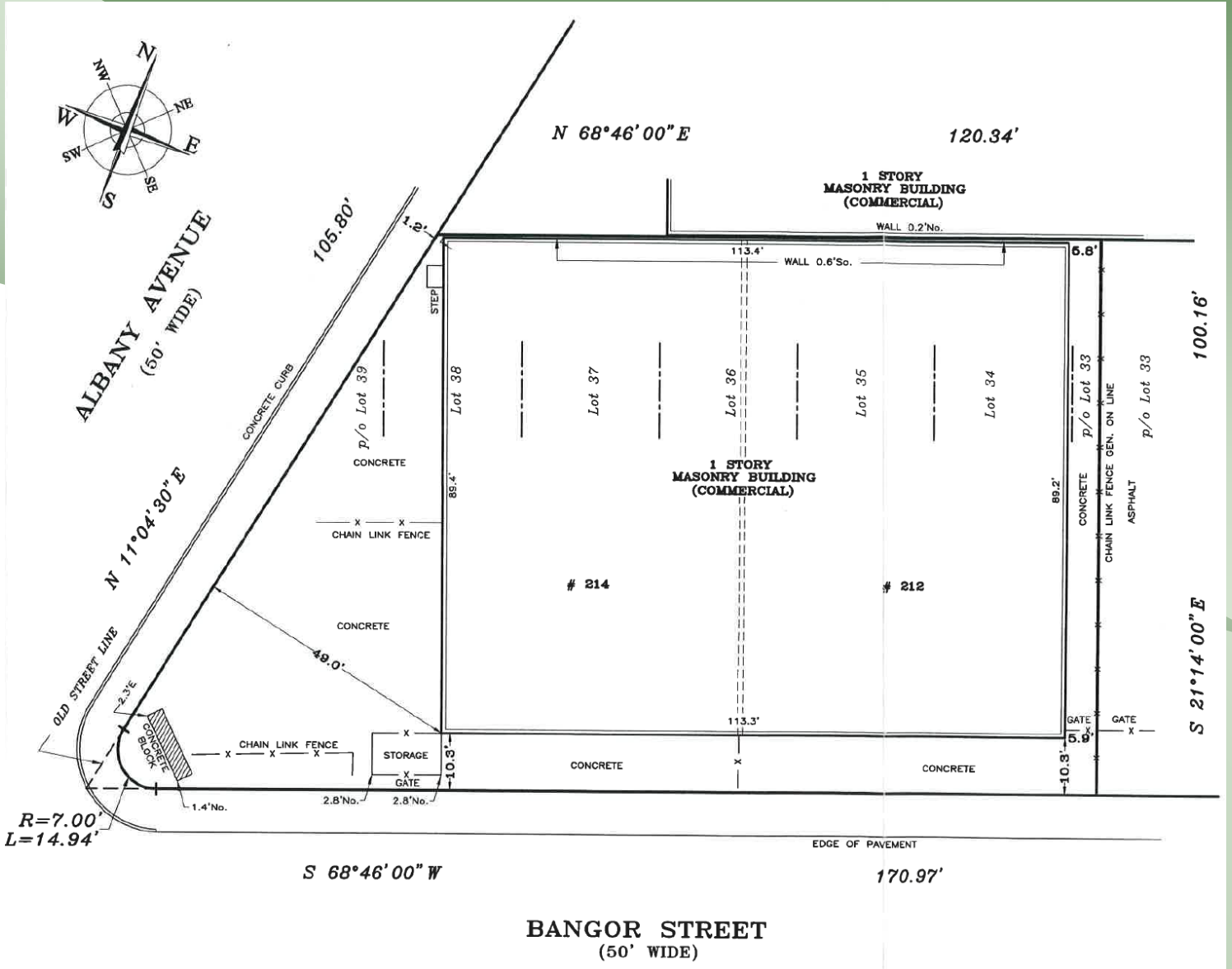
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