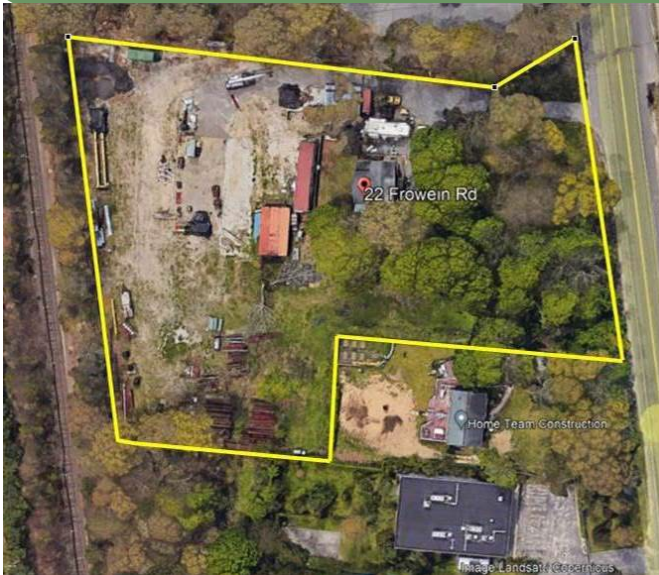


For Sale | Industrial Land
22 Frowein Road, Center Moriches, NY 11934

**SUBSTANTIAL
Price
Reduction**



Lot Size: 2.74 acres ±
Sec/Block/Lot: 830 / 2 / 4.006
Township: Brookhaven
Zoning: L1 Industrial
Coverage: 17%

- Was used as steel storage yard (Outdoor Storage)
- Previously approved for 20,547 sf building
- Adjacent to rail
- Owner financing considered

1 Family Home on Property for Rental Income

Asking Sale Price: ~~\$3,495,000~~ **\$2,995,000**

Taxes: \$ 7,589.22 / 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
Licensed Real Estate Broker
Managing Partner
Direct: (631) 391-6359
jeremy@metrorealtyservices.com

Exclusive Agent:

Michael F. Pisciotta
Licensed Real Estate Salesperson
Direct: (631) 391-6355
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mike@metrorealtyservices.com

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Property Lines Approximate



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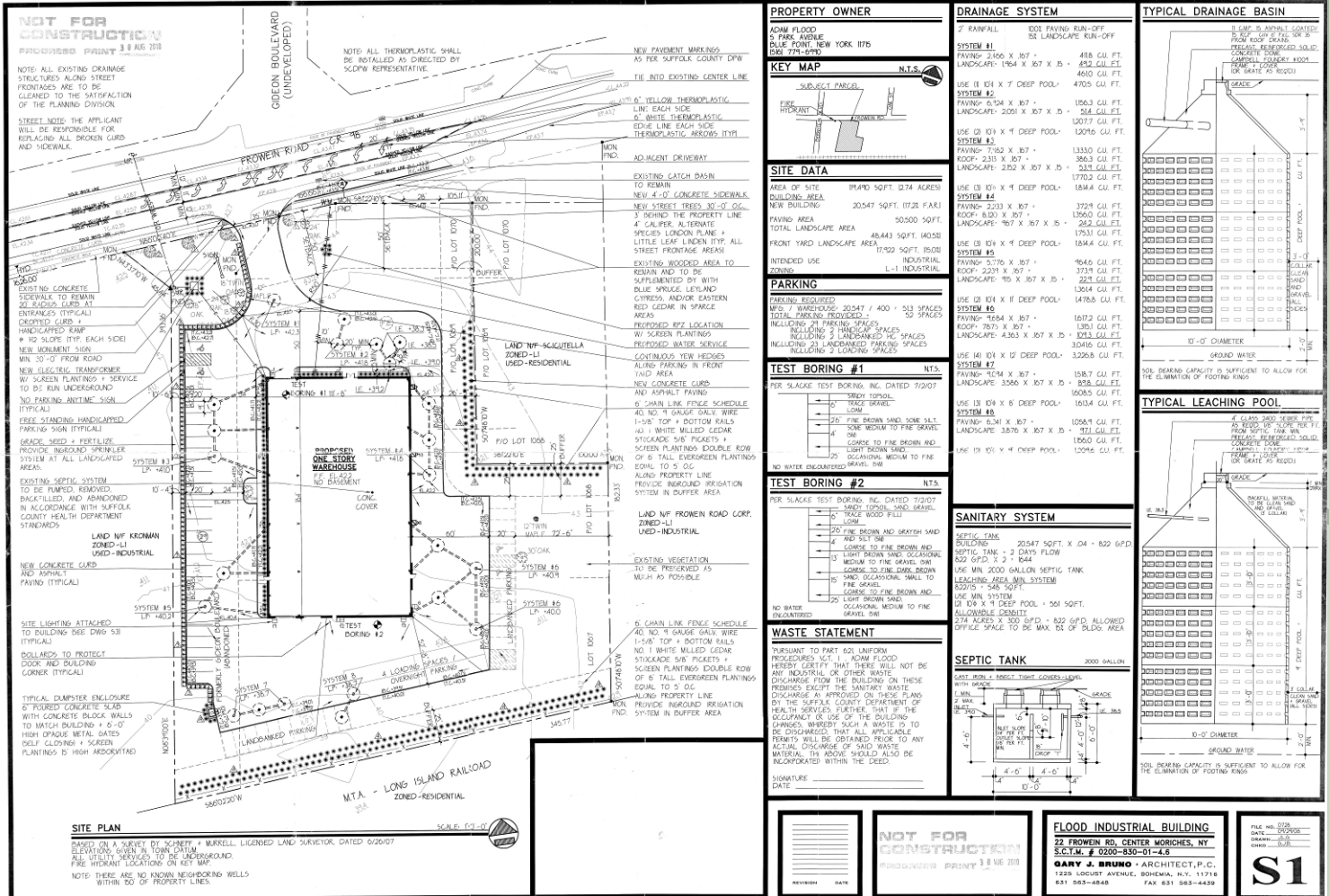
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Plan for Potential Development



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