

For Sale | Industrial Land
295 Ellsworth St, Holbrook, NY

**PRICE REDUCED
FURTHER**



Lot Size: .64 acres ±
Zoned: Industrial 1
Township: Islip
Sec-Block-Lot: 194.00-01.00-032.000

- Adjacent to Two Paper Streets for Additional Storage
- Fenced Yard Used for Outdoor Storage
- Just Off Vets Hwy, Surrounded by Industrial Uses
- Buildable Lot for Industrial Building (±10,000 sf) 35% Coverage Minus Setbacks

Sale Price: ~~\$ 1,495,000~~ **\$1,300,000**

Taxes: \$ 5,660.94 / 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

Cell: [\(516\) 456-0108](tel:5164560108)

jeremy@metrorealtyservices.com

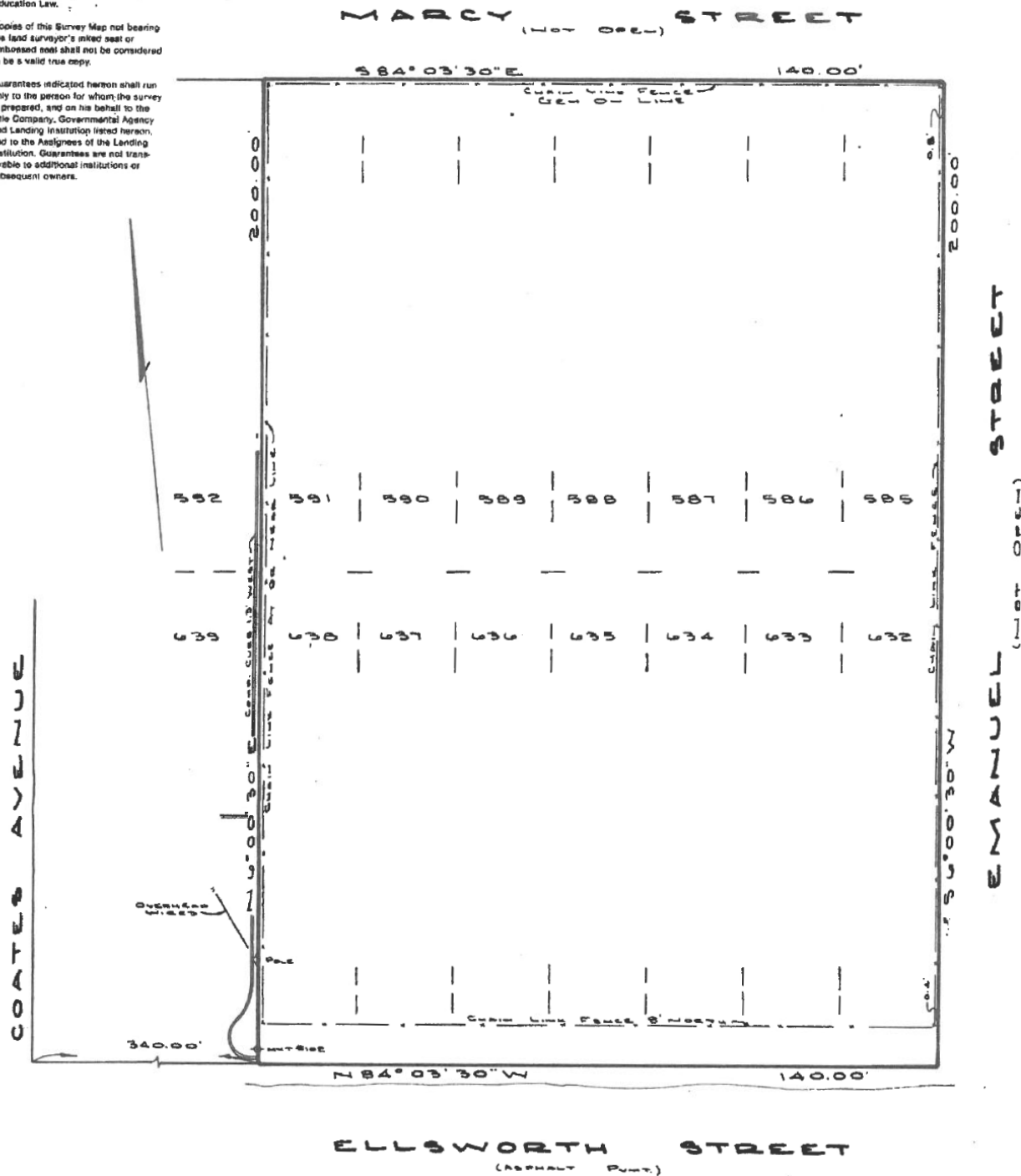
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Unauthorized alteration or addition to this survey is a violation of Section 7209 of the New York State Education Law.

Copies of this Survey Map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy.

Guarantees indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the Title Company, Governmental Agency and Lending Institution listed hereon, and to the Assignees of the Lending Institution. Guarantees are not transferable to additional institutions or subsequent owners.



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