

For Sale | Industrial  
61 First Avenue, Bay Shore NY 11706



**Price Reduced**

Building Size: 1,200 sf ±  
(20'x60' with basement)  
Lot Size: 0.23 acres ±  
Offices: 800 sf ±  
Ceiling Height: 10'6" ±  
Drive-Ins: 1  
Heat: Gas  
Power: 200 amps (3 phase)

Sale Price: ~~\$995,000~~ **\$ 949,000**  
Taxes: \$15,017.22 / year ±



**LEGAL OUTDOOR STORAGE ON C/O**

- New Roof
- 1,200 sf Basement With 8' Ceiling
- Large Yard For Parking & Storage
- Zoned Industrial 1 Town Of Islip
- Security System & Cameras Included
- Two Bathrooms (One Full)
- 20' x 20' Warehouse

**METRO**

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

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**Exclusive Agent:**

Jeremy D. Hackett  
Licensed Real Estate Broker  
Managing Partner  
Cell: (516) 456-0108  
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**Exclusive Agent:**

Michael F. Pisciotta  
Licensed Real Estate Salesperson  
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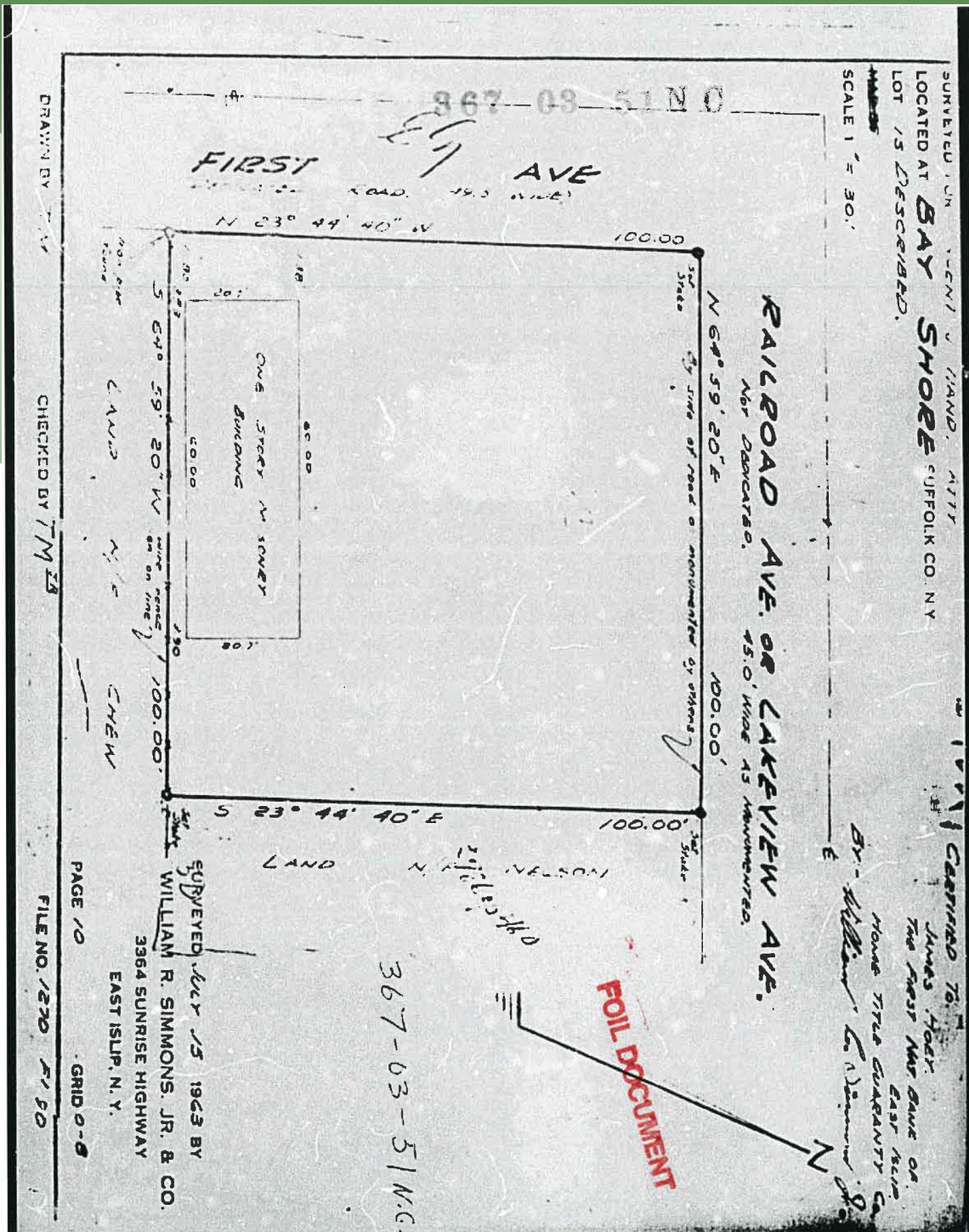
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