



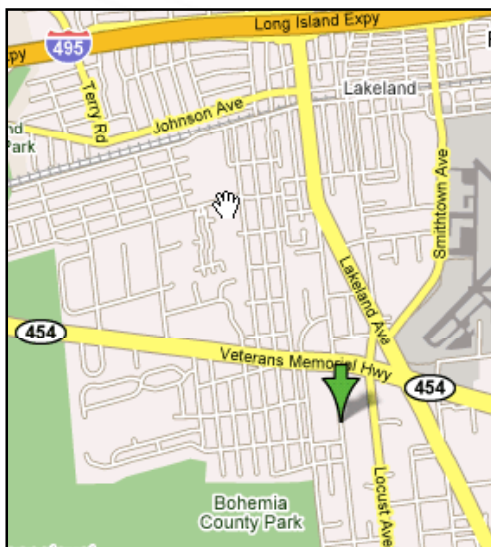
Schacker Real Estate Corp.

www.schackerrealty.com

## 57,600 sq. ft. Available For Sale or Lease 1546 Ocean Avenue, Bohemia, NY



Lot Size:	2.82 acres
Office Space:	5%
Ceiling Height:	16'
Loading:	4 Docks 1 Drive-in
Power:	800 amps
Cooling:	Offices
Heat:	Gas
Sprinklers:	Yes
Taxes:	\$1.82/sq. ft.



Sale Price:	\$4,176,000 <i>(\$72.50/sq. ft.)</i>
Lease Price:	\$4.75/sq. ft. <i>(includes base year taxes)</i>

**Contact: Schacker Realty 631-293-3700**

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*