



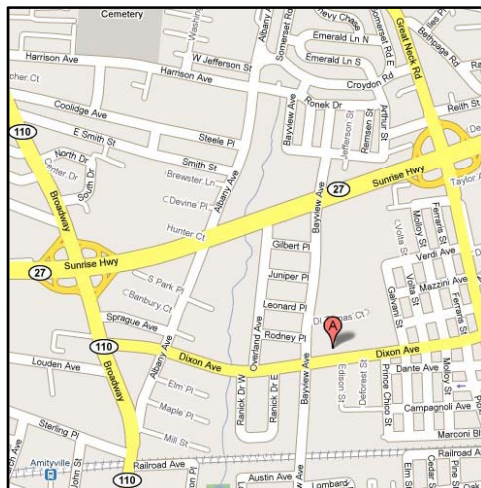
Schacker Real Estate Corp.

www.schackerrealty.com

## 23,600 sq. ft. Available for Sale or Lease 200 Dixon Avenue, Amityville, NY



<b>Lot Size:</b>	1 Acre
<b>Office Space:</b>	3,000 sq. ft.
<b>Ceiling Height:</b>	14'
<b>Loading:</b>	1 Loading Dock 3 Drive-in Doors
<b>Power:</b>	600 Amps
<b>Sewers:</b>	Yes
<b>Heat:</b>	Gas
<b>Parking:</b>	Ample
<b>Taxes:</b>	\$40,893/annual



Large paved & fenced yard

**Sale Price:**  
**\$1,895,000**  
(\$80.30/sq. ft.)

**Lease Price:**  
**\$5.95/sq. ft.**  
*(includes base year taxes)*

**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.*