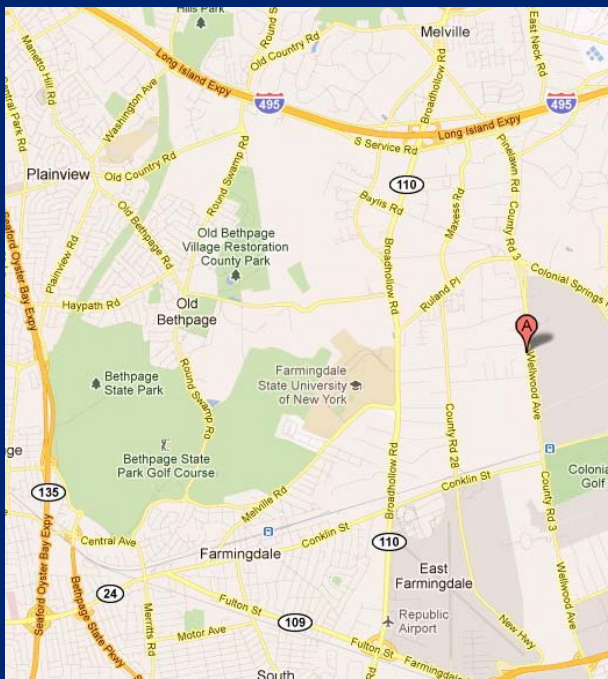




Retail/Office/Industrial Land For Sale

2125 Wellwood Avenue, Farmingdale, NY

1.14 Acres



Description:

Dimensions:	132' (frontage) x 376' (depth)
Existing structures:	1,500 sq. ft retail building Two greenhouses
Traffic Count:	±25,000 cars per day
Zoning:	"Ga" Retail/Industrial district
Annual Taxes:	\$15,495 (2010)
Sale Price:	\$995,000

- Located between Smith St. & Central Avenue
- Retail exposure on Wellwood Avenue
- Town of Babylon IDA tax incentives possible
- Zoning allows any use in G (Industrial) and E (Business), so most retail and light industrial uses are permitted
- Retail stores, beauty shops, banks, offices, funeral homes, etc., plus most storage and manufacturing uses
- Possible outside storage

For more information please contact:

Schacker Real Estate Corp. 631-293-3700
Gary Friedman x33 / GF@schackerrealty.com

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.