



Schacker Real Estate Corp.

www.schackerrealty.com

11,584 sq. ft. Building Available For Sale 46 W. Jefryn Blvd., Deer Park, NY



Land Area:	1.23 Acres
Office/R&D:	Heavy
Ceiling Ht:	14'
Loading:	1 Drive-in
Power:	800 Amps
Cooling:	Full A/C
Heat:	Gas
Parking:	50 cars (can add ± 25)
Annual Taxes:	\$34,616 (\$2.99/sq. ft.)
Sale Price:	\$1,150,000 (\$99.27/sq. ft.)

Building previously approved for expansion of an additional 8,400 sq. ft. (4,200sf over 4,200sf)

Buyer may qualify for 60% IDA tax abatement over a 15 year period

Scissor Lift

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.*