



14,000 sq. ft. Available For Sale (Two Buildings) 49-53 Mahan Street, West Babylon, NY



Lot Size: 0.86 Acres
Office Space: 15%
Ceiling Ht: 14'
Loading: 1 Dock
1 Drive-in
Power: Heavy Power
w/ distribution
Sprinklers: Yes
Cooling: Full A/C
Heat: Oil
Taxes: \$37,509/annual

Sale Price: \$1,450,000
(\$103.57/sq. ft.)

Comments: 2 conjoined 7,000 sq.ft.
buildings totaling 14,000 sq. ft.

Shared yard, can be divided easily

Great for user, user/investor, or
someone who wants growth potential.

Contact: Schacker Realty 631-293-3700

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