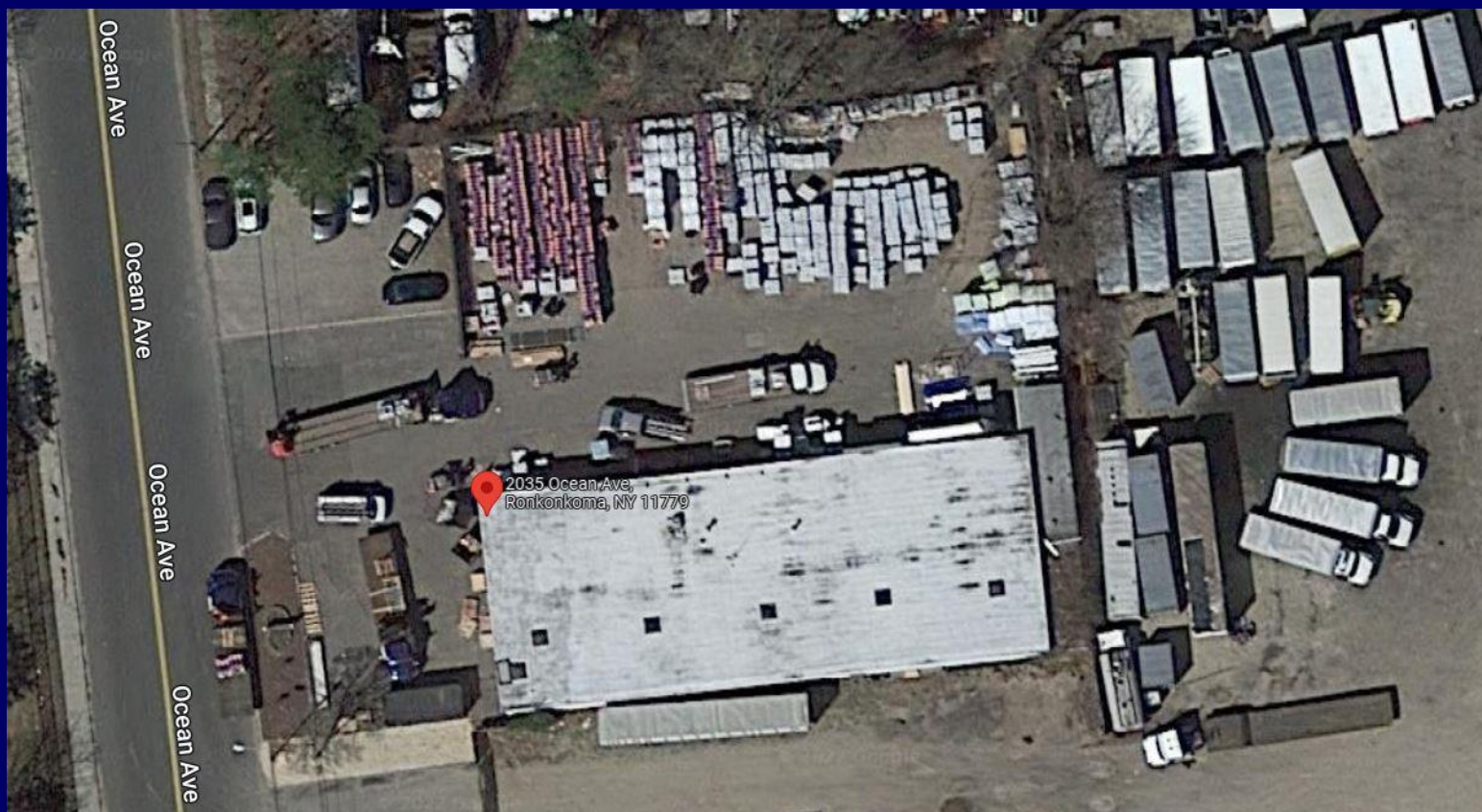


Aerial Views



SR

SCHACKER REALTY Exclusive Listing

7,700 Sq. Ft. Industrial Property for Sale or Lease
2035 Ocean Ave, Ronkonkoma



- ❖ 700 sq. ft. office space
- ❖ 3 drive-ins
- ❖ 12' ceiling height
- ❖ Oil heat
- ❖ ½ Acre lot
- ❖ Large gated yard

Abandon Rd is available for additional land.

Ralph Perna, Licensed Associate Real Estate Broker
631-293-3700 x46, Cell: 516-524-8060 rp@schackerrealty.com

Anthony Filipelli, Licensed Real Estate Salesperson
631-293-3700 x 30, Cell: 516-312-2339 af@schackerrealty.com
www.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.

Images



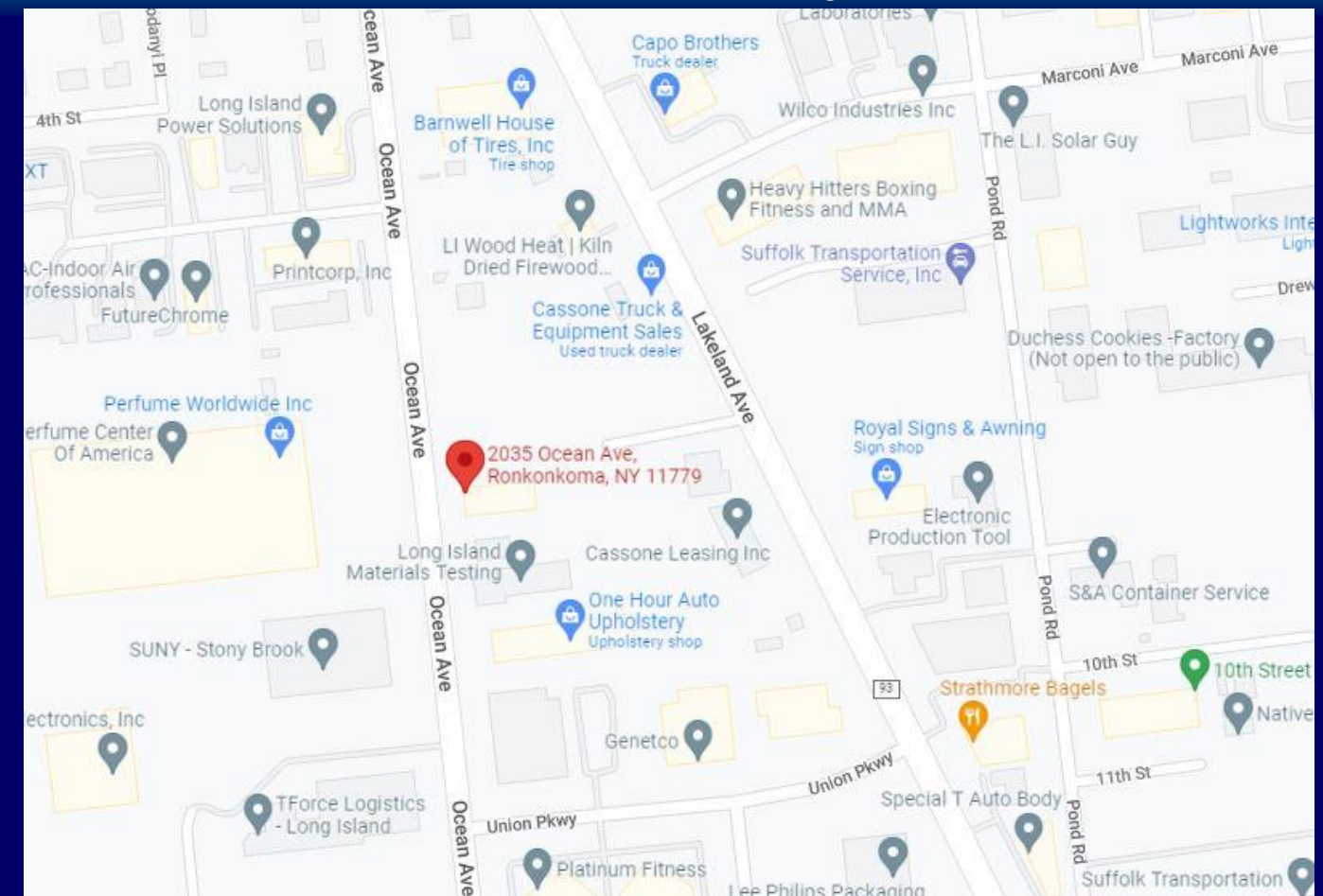
Property Information

Building Size: 7,700 Sq. Ft.
Plot Size: 0.50 acres
Office: 700 Sq. Ft.
Loading: 3 drive-ins
Ceiling Height: 14.0
Heat: Gas
Sewers: None
Sprinklers: None
Occupancy: 4/1/2023

Pricing & Taxes:

Sale Price: \$1,750,000 (\$227.27 psf)
Lease Price: \$14.00 psf net
Taxes: \$21,175 (\$2.75 psf)

Location Map



For more information, please contact exclusive brokers:

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