



SCHACKER REALTY

Industrial/Retail Property For Sale Or Lease, Available: 14,890 sq. ft. 118 S Main St, West Sayville



Specifications:

Lot Size: 0.82 Acres
Office Space: 100 sq. ft.
Ceiling Height 1: 16.0'
Ceiling Height 2: 12.0'
Parking: 5

Pricing and Timing:

Occupancy: 60 Days
Sale Price: \$2,100,000
(\$141.03/sq. ft.)
Lease Price: \$150,000.00 Per
Year Net
Taxes: \$64,532.53
(\$4.33/sq. ft.)

* IDA Tax Benefits Possible *

Suite A-E • Property includes 5 buildings • Currently used as auto sales and repair shop •
Great corner location with good visibility • Close proximity to LIRR - Sayville Train Station •
Great retail exposure on Montauk Hwy • Potential redevelopment • Ground lease available

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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

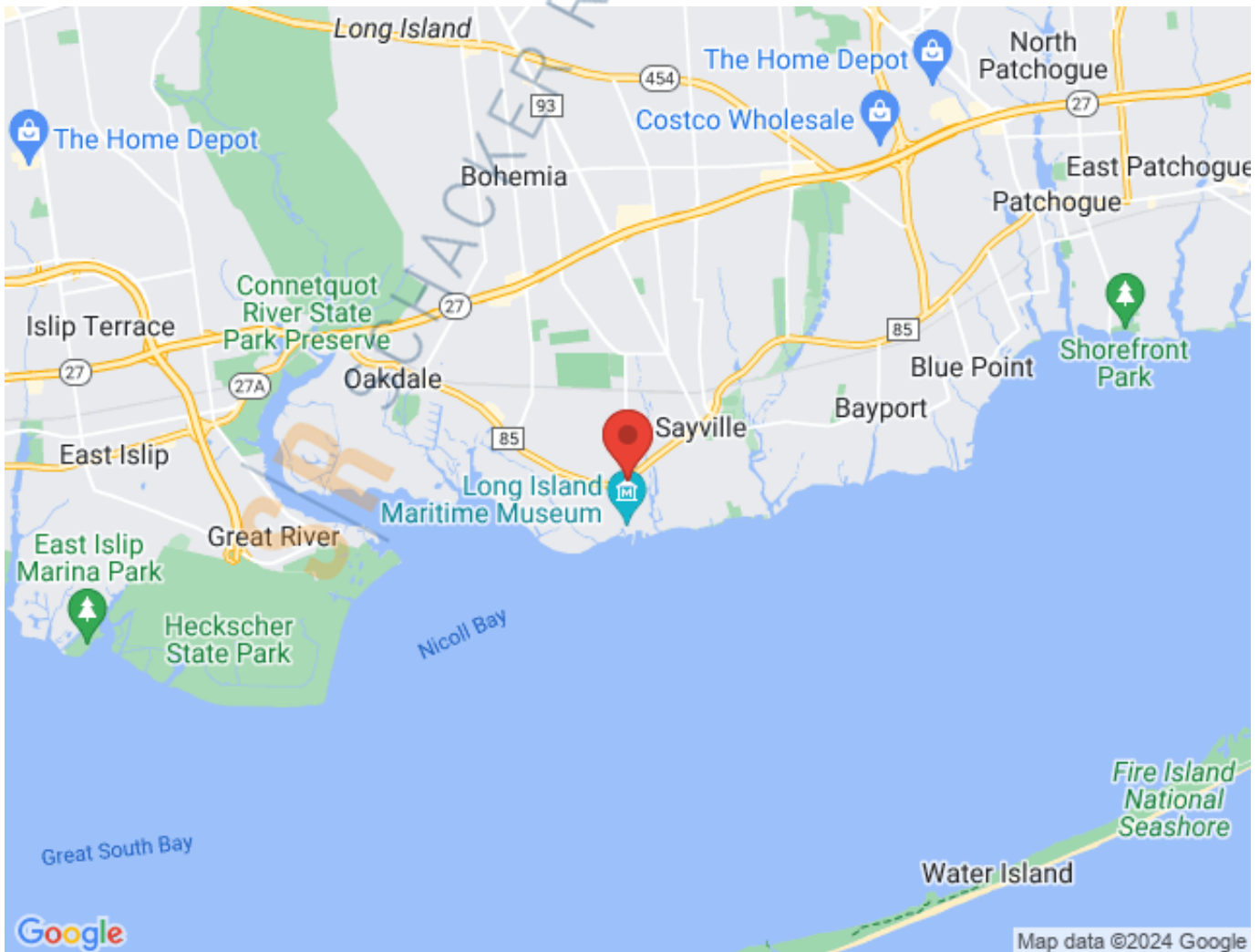
Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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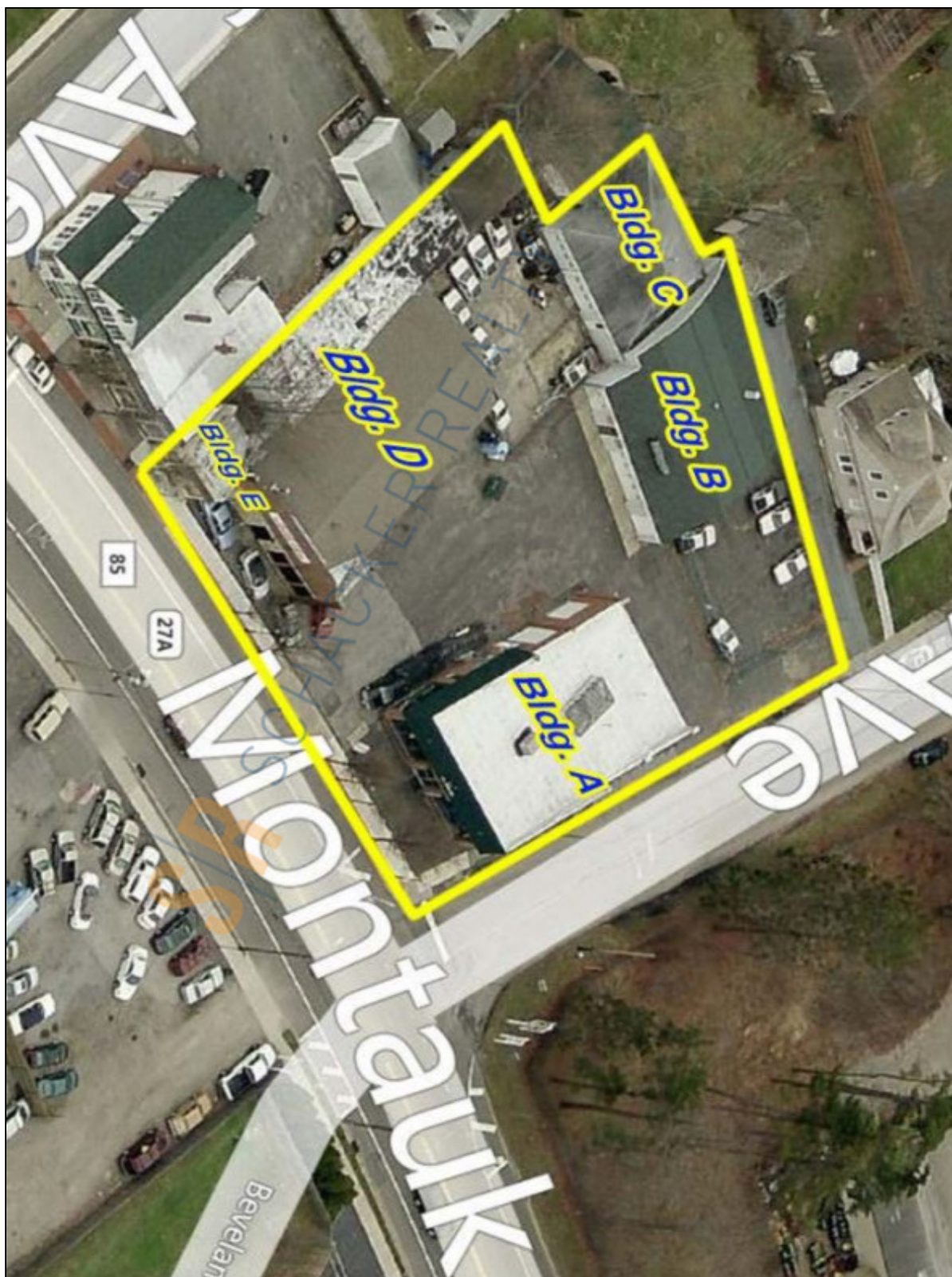
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