



**Industrial/Retail/Land For Sale, Available: 5,000 sq. ft.**  
**916 Crooked Hill Rd, Brentwood**



**Specifications:**

**Building Size:** 5,000 sq. ft.  
**Lot Size:** 0.85 Acres  
**Office Space:** 20%  
**Ceiling Height:** 11.0'  
**Loading:** 4 Drive-in(s)

**Pricing and Timing:**

**Occupancy:** Immediately  
**Sale Price:** \$2,900,000  
(\$3,411,765/acre)  
**Taxes:** \$15,635.00  
(\$3.13/sq. ft.)

\* IDA Tax Benefits Possible \*

Next to the Long Island Expressway and the new entrance to the Sagtikos Parkway • Currently improved by a 4800 sf building divided for two tenants, 4 drive-ins • Spacious rear yard • Long-term seller financing available at attractive rate • Property is approved for 5800 sf building with ample parking



**For more information please contact:**  
**Gary Friedman, Vice President, Partner**  
516-375-7622 (cell)  
631-293-3700 x33  
gf@schackerrealty.com  
RE Broker & Instructor

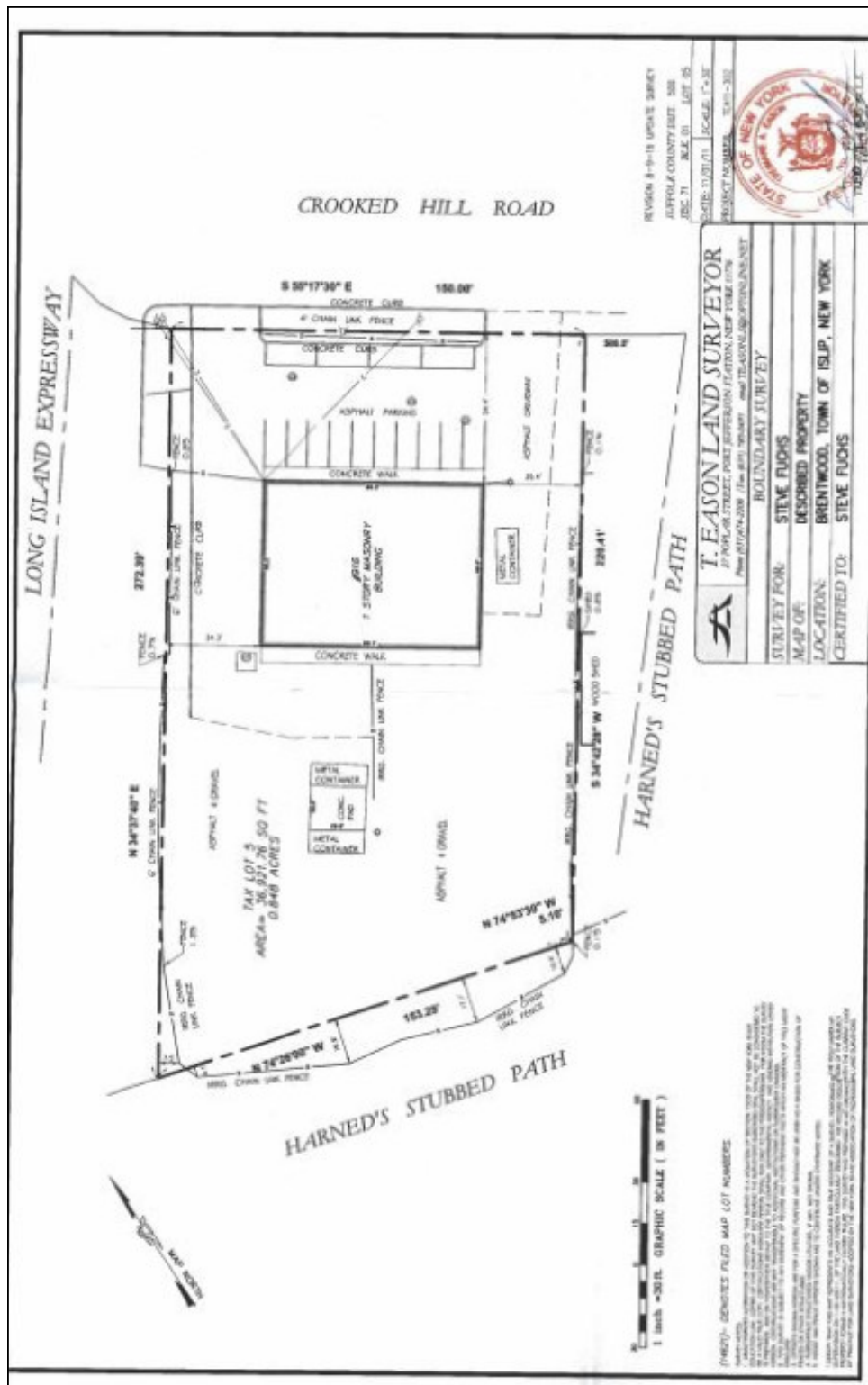


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