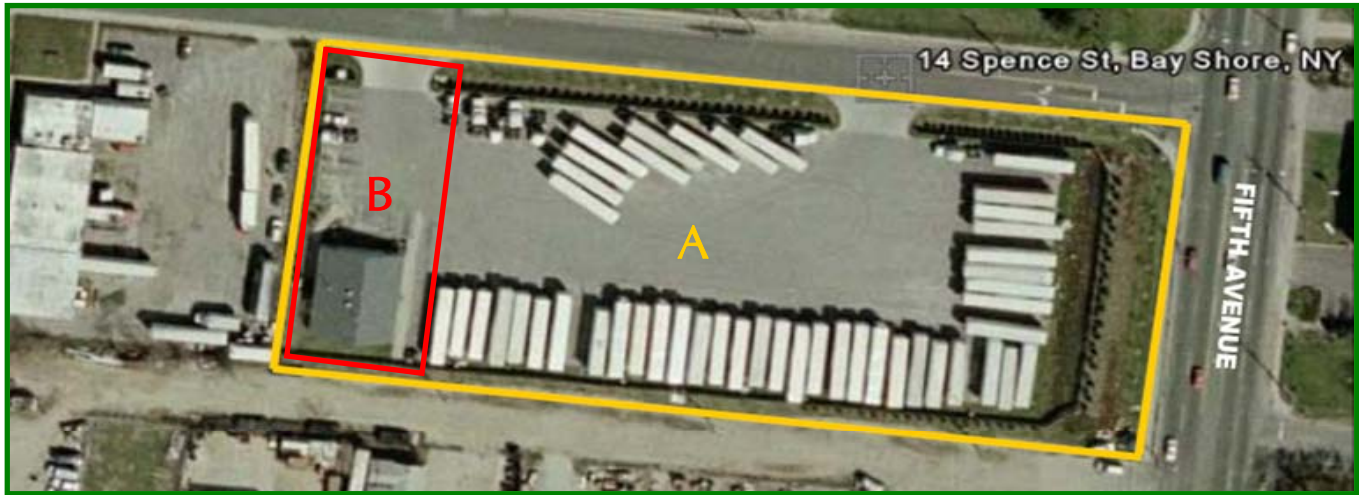


2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

As "Exclusive Agents" we are pleased to announce the availability of the following property:



## 14 Spence Street, Bay Shore

<u>A) Available for Sale</u>	
Lot Size:	2.95 acres
Building Size:	2,880 sf
Sprinklered:	Fully
Heat:	Gas
Sale Price:	\$ 1,495,000.00
Taxes:	\$ 38,000 ± per annum

Or

<u>B) Available for Lease (Office Building Only)</u>	
Office Building Size:	2,880 sf
Sprinklered:	Fully
Heat:	Gas
Parking:	Approx. 15 cars
Lease Price:	\$ 3,500 / month
** Will Consider Division on Lease **	

Comments:

- 

For further information or to arrange an inspection of this property please contact:

**Andy Blumenthal**  
 Managing Partner  
 (631) 770-0700 ext. 15  
[Andy@metrorealtyservices.com](mailto:Andy@metrorealtyservices.com)

**Tel: (631) 770-0700 ~ INDUSTRIAL ~ COMMERCIAL ~ OFFICE ~ MANAGEMENT ~ Fax: (631) 770-0710**  
**E-mail: [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com) ~ Website: [www.metrorealtyservices.com](http://www.metrorealtyservices.com)**

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