

2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

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



### 3 West Beech St, Islip, NY 11751

Building Size:	13,112 sf	Ceiling Height:	13 ½'
Lot Size:	.68 acres	Heat:	Oil
Offices:	12%	Power:	600 amps
Loading Docks:	2	Asking Sale Price:	<del>\$975,900 (\$75 psf)</del>
Drive-ins:	2		\$925,000 (\$70.55 psf)
		Taxes:	\$3.12 psf (in certiorari)

#### Comments:

- + Town of Islip
- + Fully A/C
- + Sewers
- + Addl .59 acres Ind. land also available for sale behind property price upon request
- + Just off Rte 111 in between Southern State & Sunrise Hwy

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

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