

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



## *333-345 Wyandanch Ave, West Babylon*

Building Size:	19,950 ± sf	Ceiling Ht:	12' clear
Plot:	1 acre	Heat:	Gas
Offices:	10%	Power:	1600± amps
Loading:	6 Drive-In Doors 4 Docks	Asking Price:	<del>\$1,199,000</del> \$999,000
		Taxes:	\$ 45,789.81 per annum

### Comments:

- ✚ Divides for 4 Tenants ( 4 gas & electric services)
- ✚ Divisions approximately 4,200 sf / 4,800 sf / 5,175 sf / 5,775 sf
- ✚ Bank Owned Property
- ✚ Located in Hub Zone
- ✚ 7 Bathrooms in building

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

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