

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

TAXES  
HAVE BEEN  
REDUCED

PRICED TO SELL

NOW!  
\$22,141.00



SALE PRICE  
REDUCED

PRICED TO SELL

NOW!  
\$925,000.00

## 3480 Hampton Road, Oceanside, NY 11572

**Building Size:** 12,060 Square Feet  
**Lot Size:** .4132 Acres  
**Zoned:** Industrial / Warehouse  
**Offices:** 10%  
**Ceiling Height:** 18' Clear  
**Heat:** Gas  
**Bulkhead:** 180'  
**Loading:** 4 Drive-ins

### Comments:

- ✚ 180' of Bulkhead in Excellent Condition
- ✚ Building divided 10,000 square feet & 2,060 square feet / separately metered
- ✚ This is the last remaining property of a 3 property portfolio. 2 other properties have been sold. Owner is motivated to sell this last one.



**Sale Price: \$925,000**  
**Taxes: \$22,141.00**

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