

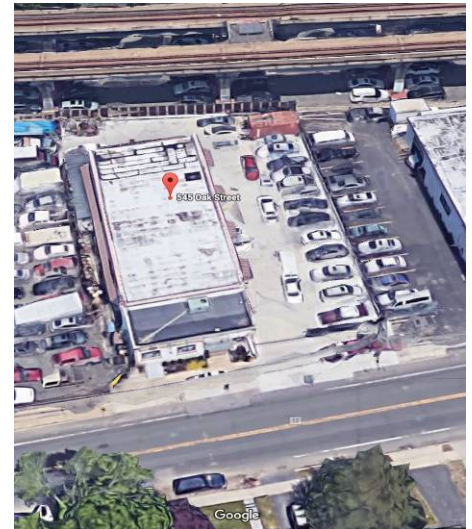
For Lease ~ Industrial Building

**545 Oak Street**

Copiague, NY 11726

**METRO**  
REALTY SERVICES LLC

## Equipped Auto Repair Shop For Lease



Building Size: 4,020 sf  
Lot Size: .30 acres  
Offices: ± 800 sf  
Ceiling Height: 15'9"  
Drive-ins: 1 (16 x 11'7")  
Heat: Gas / Waste Oil  
Power: 200+ amps (3 Phase)  
Gross Income: ± \$3,000,000  
Lease Price: \$10,000 NNN  
Taxes: \$14,294.00

### Equipment Included:

- ◆ Alignment Rack For 18,000 pounds
- ◆ 5 Lifts
- ◆ Airlines Throughout / Compressor
- ◆ Alarmed With Security Cameras
- ◆ Tow List For Town Of Babylon / Village Of Lindenhurst

### Comments:

- ◆ Zoned Auto Repair / Auto Dealer / Inspection Station
- ◆ Fenced Concrete Yard, New Roof, New LED Lighting
- ◆ ± 400 sf Basement
- ◆ Tow truck available for sale separately
- ◆ Sale Possible

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

**Jeremy D. Hackett, Licensed Real Estate Broker**  
Managing Partner  
Direct: (631) 391-6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

**Richard J. Falco, Licensed Real Estate Salesperson**  
Managing Director  
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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