

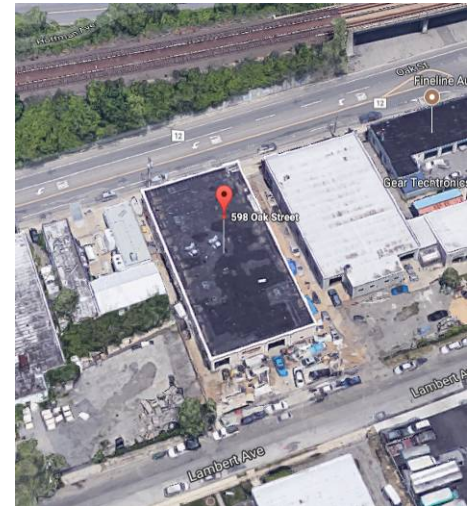
For Sale or Lease ~ Industrial Building

598 Oak Street

Copiague, NY 11726

METRO
REALTY SERVICES LLC

Equipped Auto Body Shop For Sale or Lease



Building Size:	12,800 sf
Lot Size:	.46 acres
Offices:	10%
Ceiling Height:	14'
Drive-ins:	2 electric
Heat:	Radiant heat Gas / Waste Oil Heat
Power:	800 amps
Gross Income:	± \$750,000
Sale Price:	Upon Request
Lease Price:	\$17,500 NNN
Taxes:	\$29,058.00

Equipment Included:

- ◆ Spray Booth Included Down Draft Baking Space
- ◆ Six (6) Lifts
- ◆ 1st Precinct Tow List
- ◆ 2 Frame Machines
- ◆ Car ½ Expanded Zhongda Spray Booth
- ◆ Mixing Space With Water (BASF Paint Line)
- ◆ Brake Lathe, Tire Change, Wheel Balance

Comments:

- ◆ Zoned Auto Body
- ◆ Fire Suppression System
- ◆ Fully renovated 5 years ago. New Façade, New Offices, New Roof, New LED Lighting
- ◆ Air Lines Throughout
- ◆ Fenced Yard, Security System & 18 Cameras
- ◆ Tow Truck Available for Sale Separately

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

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.

Metro Realty Services, LLC
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