

2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

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

**Price Reduced
NOW
\$32 PSF**



84 Albany Avenue, Freeport, NY

Building Size: 24,000 sf (2 Story 12,000 over 12,000)
Lot Size: .32 acres
Offices: 2,500 sf (2,500 sf – 2nd level A/C)
Loading: 2 Drive-Ins
Ceiling Height: 12'-15'

Heat: Gas
Sprinklered: No
Sale Price: ~~\$995,000~~ \$775,000 (\$32.00 psf)
Taxes: \$45,000 Town & Village

Comments:

- Freight Elevator – 5,000 lb Capacity
- Freeport Electric
- Easy access from Meadowbrook Pkwy & Sunrise Hwy

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

Dave Rotter

Managing Partner

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