

For Sale or Lease | Industrial  
61 First Avenue, Bay Shore NY 11706

**LEGAL OUTDOOR STORAGE ON C/O**



Building Size: 1,200 sf ±  
(20'x60' with basement)

Lot Size: 0.23 acres ±

Offices: 800 sf ±

Ceiling Height: 10'6" ±

Drive-Ins: 1

Heat: Gas

Power: 200 amps (3 phase)

- Available April 2024
- New Roof
- 1,200 sf Basement With 8' Ceiling
- Large Yard For Parking & Storage
- Zoned Industrial 1 Town Of Islip
- Security System & Cameras Included
- Two Bathrooms (One Full)
- 20' x 20' Warehouse

Asking Sale Price: \$995,000.00

Asking Lease Price: \$7,500 / month

Taxes: \$15,017.22 / year ±

**METRO**  
REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788  
(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

**Exclusive Agent:**

Jeremy D. Hackett  
Licensed Real Estate Broker  
Managing Partner  
Cell: (516) 456-0108  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

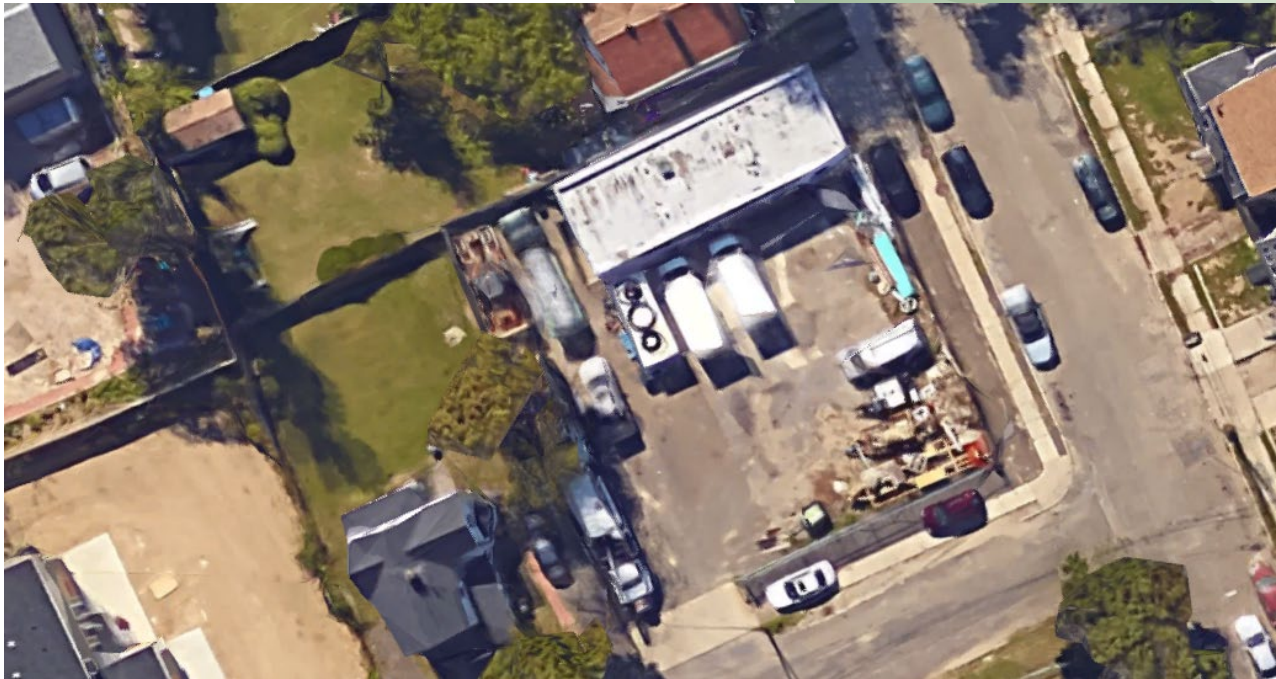
**Exclusive Agent:**

Michael F. Pisciotta  
Licensed Real Estate Salesperson  
Cell: (631) 872-1180  
[mike@metrorealtyservices.com](mailto:mike@metrorealtyservices.com)



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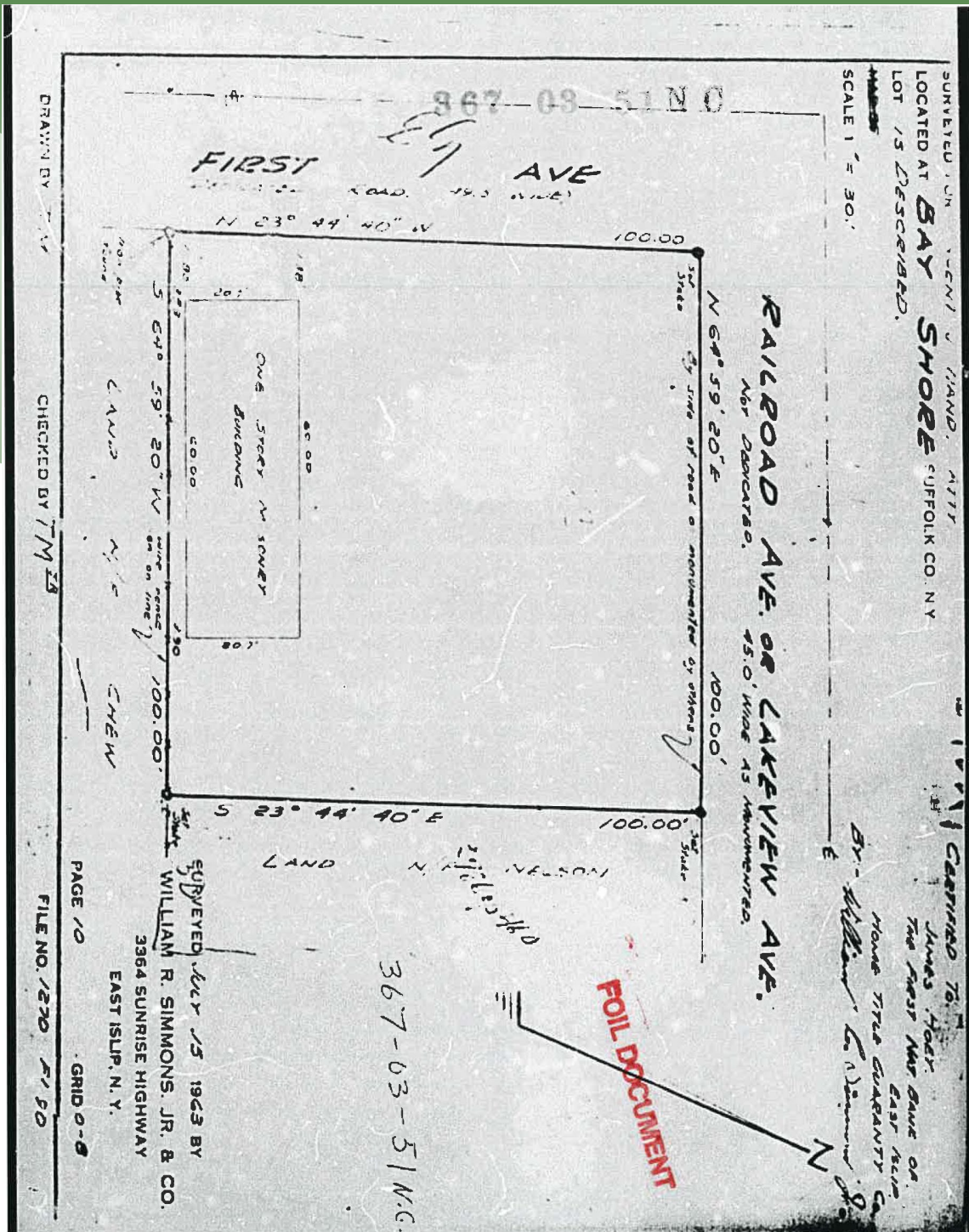
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