

# For Sale | Industrial

## 71-73 Cleveland Ave, Bay Shore, NY



Building Size: 8,000 sf  $\pm$   
Lot Size: 0.46 acres  $\pm$   
Offices: 15%  $\pm$   
Ceiling Height: 14' 3"  $\pm$   
Loading: 2 Drive-Ins (12' x 13')  
1 Double Door (6' x 8')  
Heat: Gas  
Power: 600 amps (3 Services)  
Parking:  $\pm$  23 Spaces

- New Roof (2023)
- Divides 4,000 / 4,000 (Both Clear Span)  
(Can divide 4,000 / 2,000 / 2,000)
- Close to LIE, Sagtikos / Sunken Meadow, Southern State
- Within walking distance of LIRR
- Industrial 1 / Town of Islip
- Section 179 - Block 4 - Lot 114

Sale Price: \$ 2,495,000  
Taxes: \$ 21,601.32 / year  $\pm$



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](tel:5164560108)  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

### Exclusive Agent:

Andrew Blumenthal  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(516\) 581-6140](tel:5165816140)  
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)

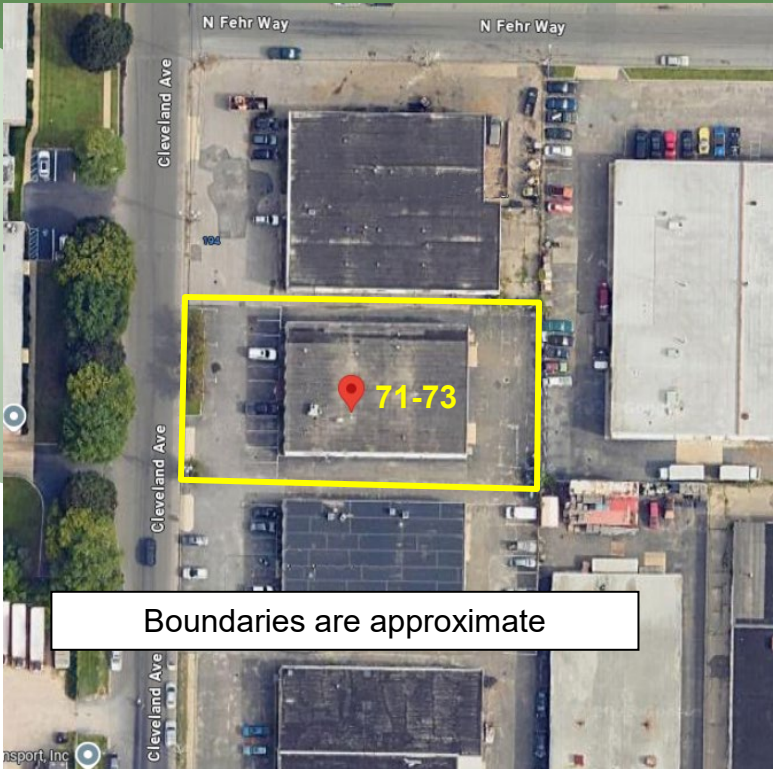
Modified: 6/6/2025

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.

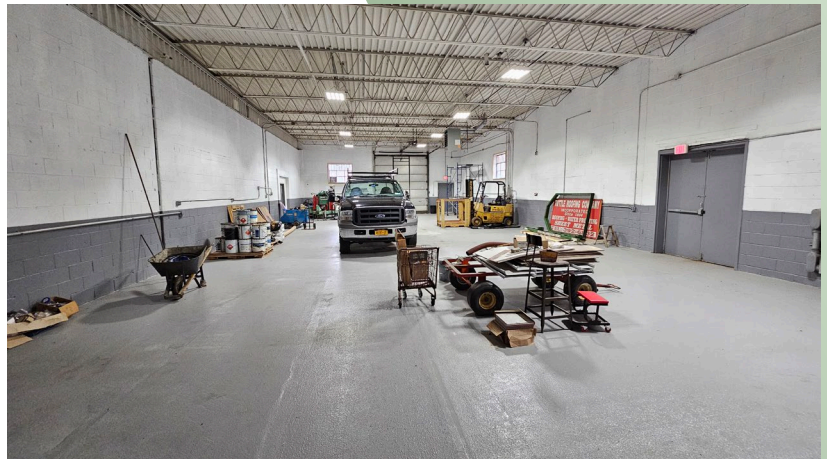
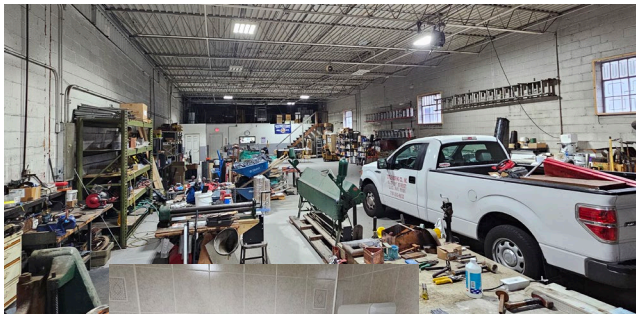


# For Sale | Industrial

## 71-73 Cleveland Ave, Bay Shore, NY



Boundaries are approximate



# 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](tel:5164560108)

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

### Exclusive Agent:

Andrew Blumenthal

Licensed Real Estate Broker

Managing Partner

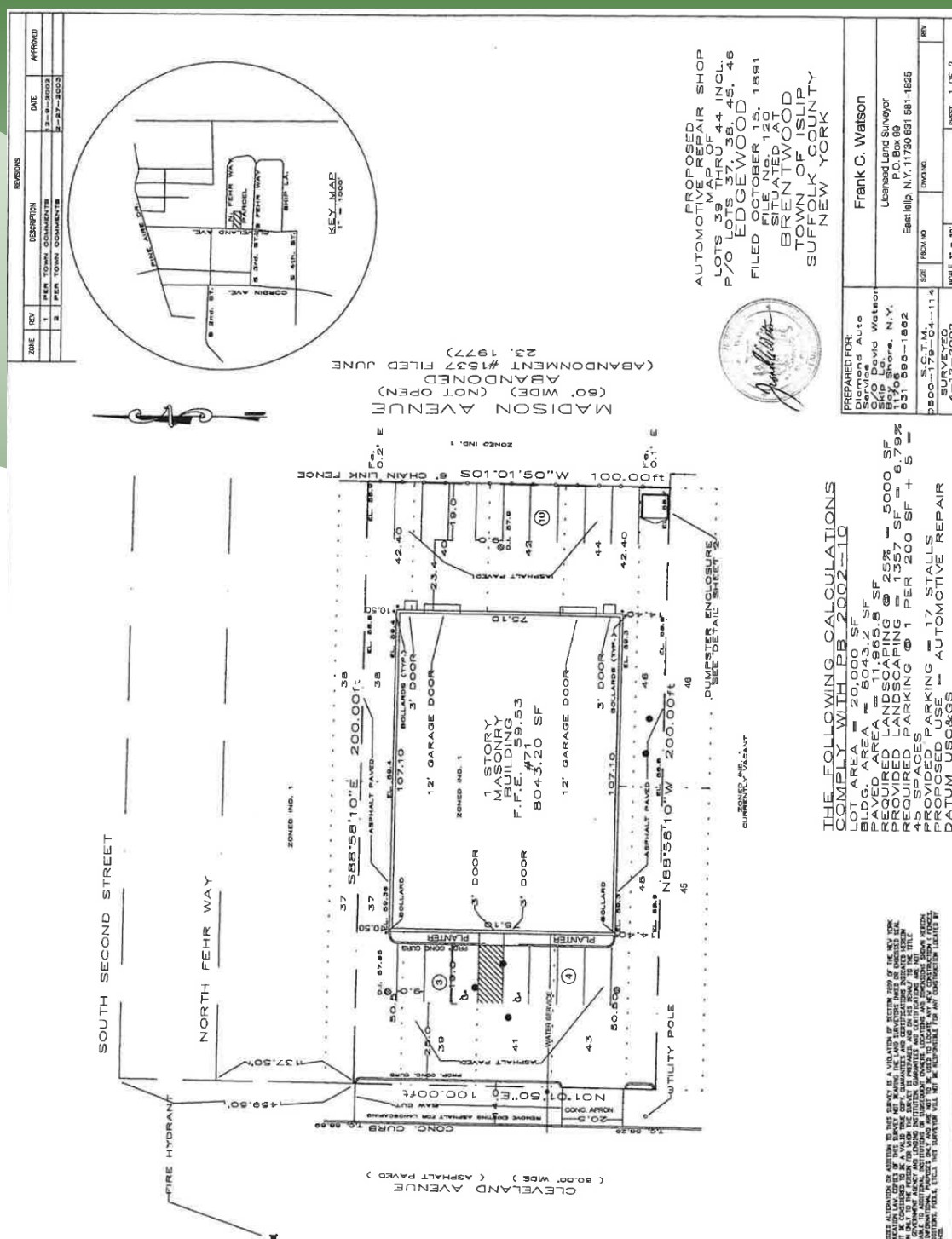
Cell: [\(516\) 581-6140](tel:5165816140)

[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)

Modified: 6/6/2025

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.

For Sale | Industrial  
71-73 Cleveland Ave, Bay Shore, NY



**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](tel:5164560108)  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

**Exclusive Agent:**

Andrew Blumenthal  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(516\) 581-6140](tel:5165816140)  
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)