

For Sale or Lease | Industrial

79 Cedarhurst Ave, Medford, NY 11763

Price Reduced



Building Size: 6,000 sf ±
Lot Size: 1.25 acres ±
Offices: 50% ±
Ceiling Height: 12' ±
Loading: 1 Drive-in Door
Heat: Two 10-ton Heat Pump Units
Power: ± 400 Amps

- Town of Brookhaven L1
- Section 574 | Block 3 | Lot 28
- Was Used for Outdoor Storage
- Huge Fenced Yard with Cameras
- Previously had 1 loading dock that can be opened back up.

Asking Sale Price: ~~\$ 2,500,000.00~~ **\$ 2,475,000.00**

Lease Price: (Opt 1): \$16,500.00 / month gross for 6,000 sf on 1.25 acres
(Opt 2): \$10,500.00 / month gross for 6,000 sf on ± .75 acres

Taxes: \$15,216.60 / year ±

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett

Licensed Real Estate Broker

Managing Partner

Cell: [\(516\) 456-0108](tel:(516)456-0108)

jeremy@metrorealtyservices.com

For Sale or Lease | Industrial

79 Cedarhurst Ave, Medford, NY 11763



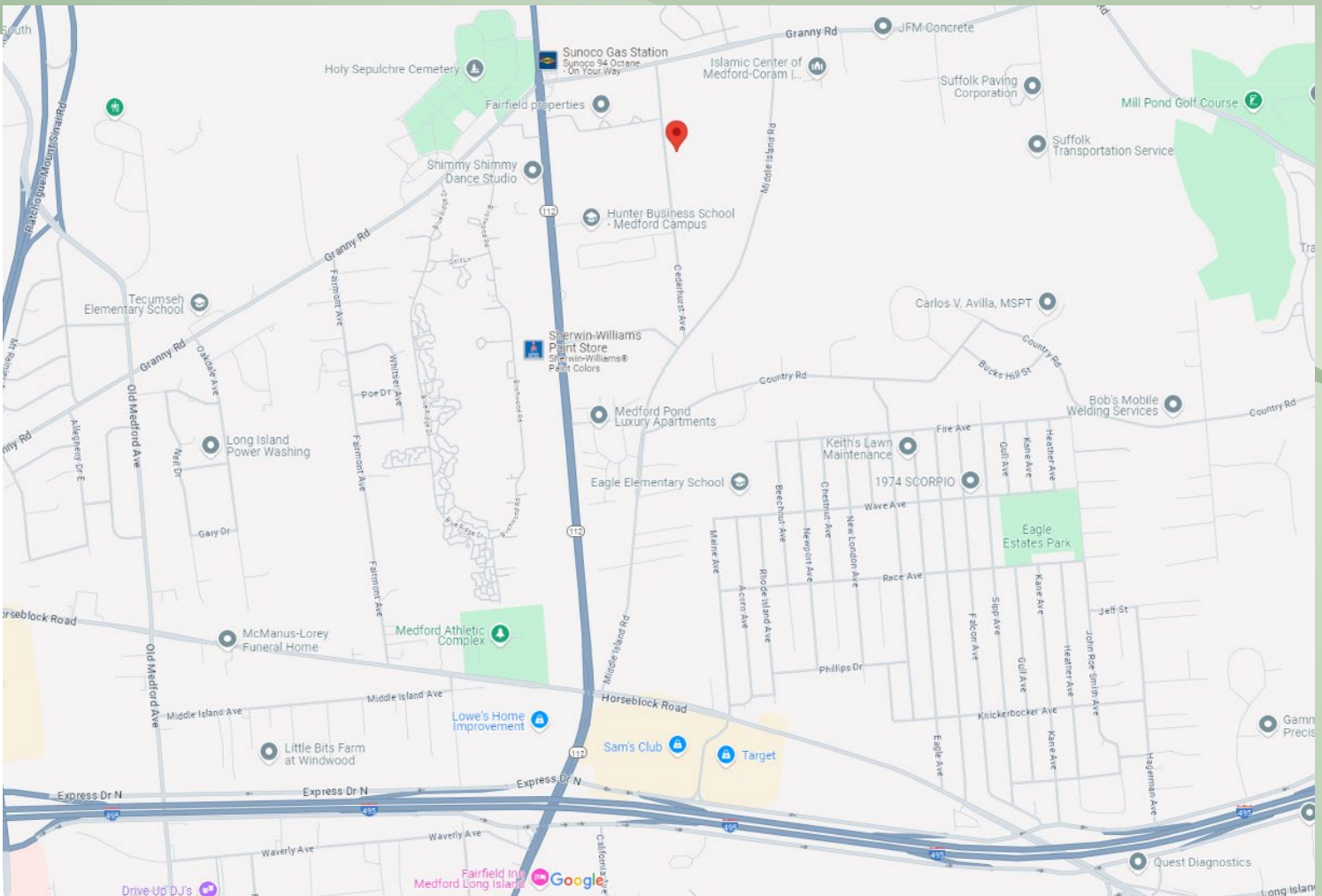
201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Cell: [\(516\) 456-0108](tel:5164560108)
jeremy@metrorealtyservices.com

For Sale or Lease | Industrial

79 Cedarhurst Ave, Medford, NY 11763



METRO
REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

Exclusive Agent:

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