



Alliance Real Estate Corp.

As **exclusive agent**, we are pleased to announce the availability of the following property:

INDUSTRIAL BUILDING(S) FOR SALE

Asking Price: Upon Request

**23 & 24 Brooklyn Ave
Massapequa, NY 11758**



23 BROOKLYN AVENUE | DETAILS

| | |
|-------------------------|---|
| Building Size: | +/- 3,500 SF (Div into 2 units of 1,750sf each) |
| Lot Size: | +/- 0.14 Acres |
| Office Space: | 10% |
| RE Taxes (2017): | \$19,045.58 /Annum |
| Occupancy: | Immediate |
| Parcel ID: | Sec: 52; Block: 250; Lot: 1603 |
| Ceiling Ht: | +/- 14'6" Clear |
| Loading: | 1 (12'x14') Drive In |
| Heat: | Oil |
| Power: | 200 Amps /Unit |

24 BROOKLYN AVENUE | DETAILS

| | |
|-------------------------|---|
| Building Size: | +/-3,000 SF (1,300sf-1st Fl & 1,700sf - 2nd Fl) |
| Office Space: | 100% |
| Lot Size: | +/- 0.18 Acres |
| RE Taxes (2017): | \$17,463.79 /Annum |
| Occupancy: | Immediate |
| Parcel ID: | Sec: 52; Block 251; Lot: 1665 |
| HVAC (Oil Heat): | Two (2) Separate Zones |
| Power: | 200 Amps /Unit |
| Parking: | Ample |

Great User/Investor Opportunity!!

Ideal for those in the Oil Industry

- Located in the Town of Oyster Bay, both properties are located across from one another, are on sewers and have fenced-in yard space. These buildings can be sold separately or together.
- Located in the Town of Oyster Bay
- 24 Brooklyn Ave is nicely finished, free of columns, fully windowed office space, bullpen area, kitchenette and conference room
- Currently used as an Oil Terminal, which includes 5,000sf yard space w/ (2) 2500 gallon oil tanks

**** Please Do Not Disturb Tenants ****

For further information or to arrange an inspection, please contact exclusive broker(s):

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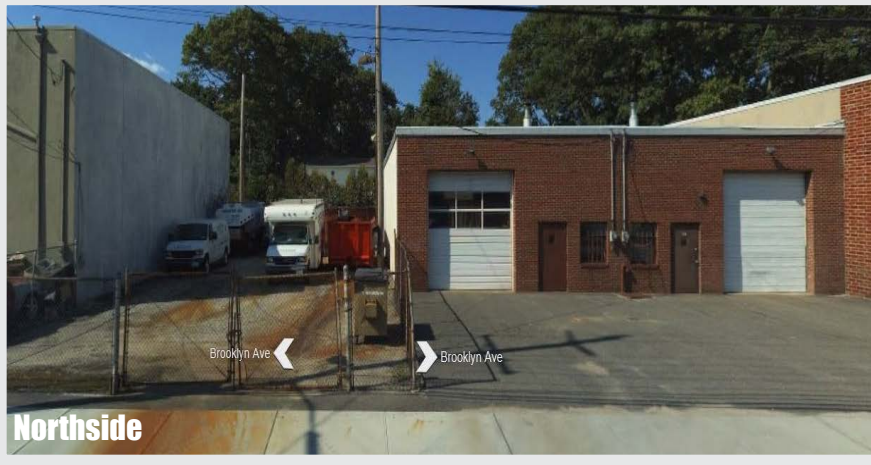
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All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, financing or withdrawal without notice.

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23 & 24 Brooklyn Ave Massapequa, NY 11758

LOCATION MAPS



Northside



Southside

**(2) 25000 Gallon
Oil Tanks**

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