

76,000 SF Available For Lease/Sale 115 Albany Ave, Amityville NY 11701



Specifications:		Fea
Building Size:	76,000 sf	The
Lot Size:	3.4 acres	Точ
Office:	5,000 sf	are
Ceiling height:	± 26'@30,000 sf	fro
Ceiling Height 2:	± 16'	
Loading:	7 docks	Pr
	2 drive-ins	00
Power:	600 amps	Sa
A/C:	Office only	
Sewers:	Yes	
Heat:	Gas	Le
Sprinklers:	Yes	23
Parking:	Ample	

Features & Highlights:

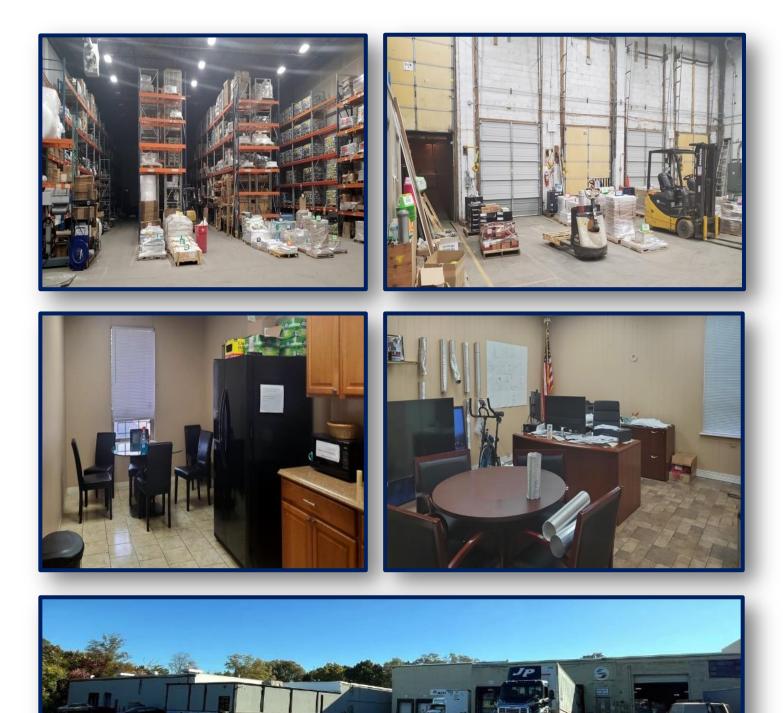
The property is located in the Town of Babylon and new tenants are likely eligible for tax benefits from the Town of Babylon IDA

Pricing & timing:

Occupancy: Sale Price:	± Q 3 2025 \$16,500,000 \$217.11/sf
Lease Price:	\$12.50/sf Net
23'/24' Taxes:	\$2.00/sf

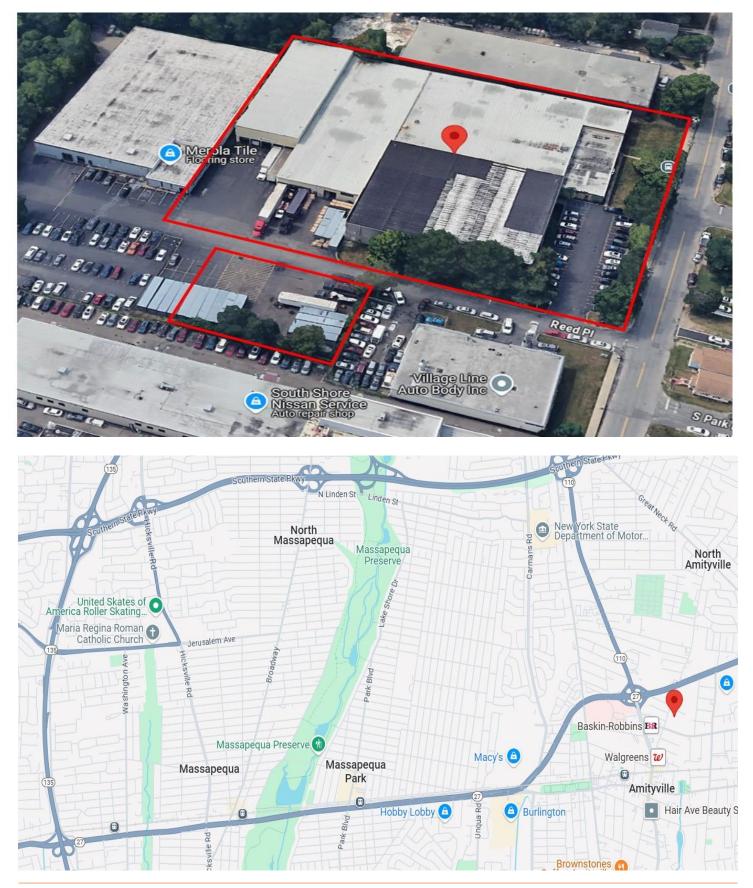
Ralph Perna, Licensed Associate Real Estate Broker Office: 631-293-3700 x 46, Cell: 516-524-8060 <u>rp@schackerrealty.com</u> www.schackerrealty.com



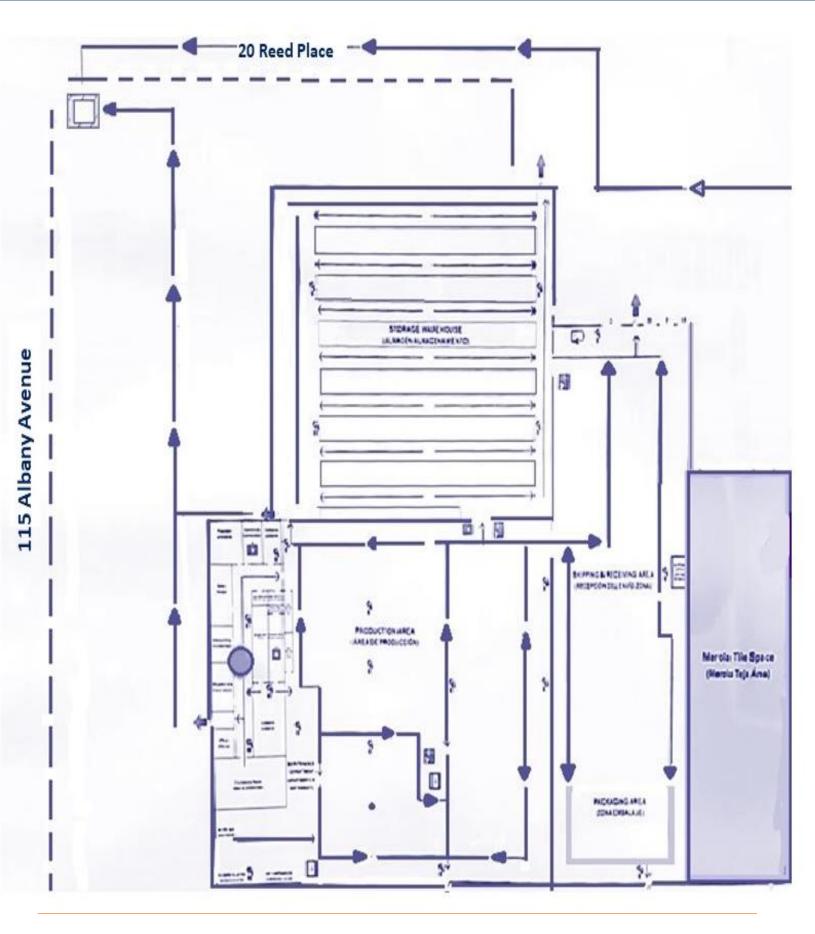


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