

**Industrial+Land For Sale Or Lease, Available: 2,000 sq. ft.**  
**39 E 5th St, Deer Park**



### Specifications:

**Building Size:** 2,000 sq. ft.  
**Lot Size:** 0.56 Acres  
**Loading:** 1 Drive-in(s)

### Pricing and Timing:

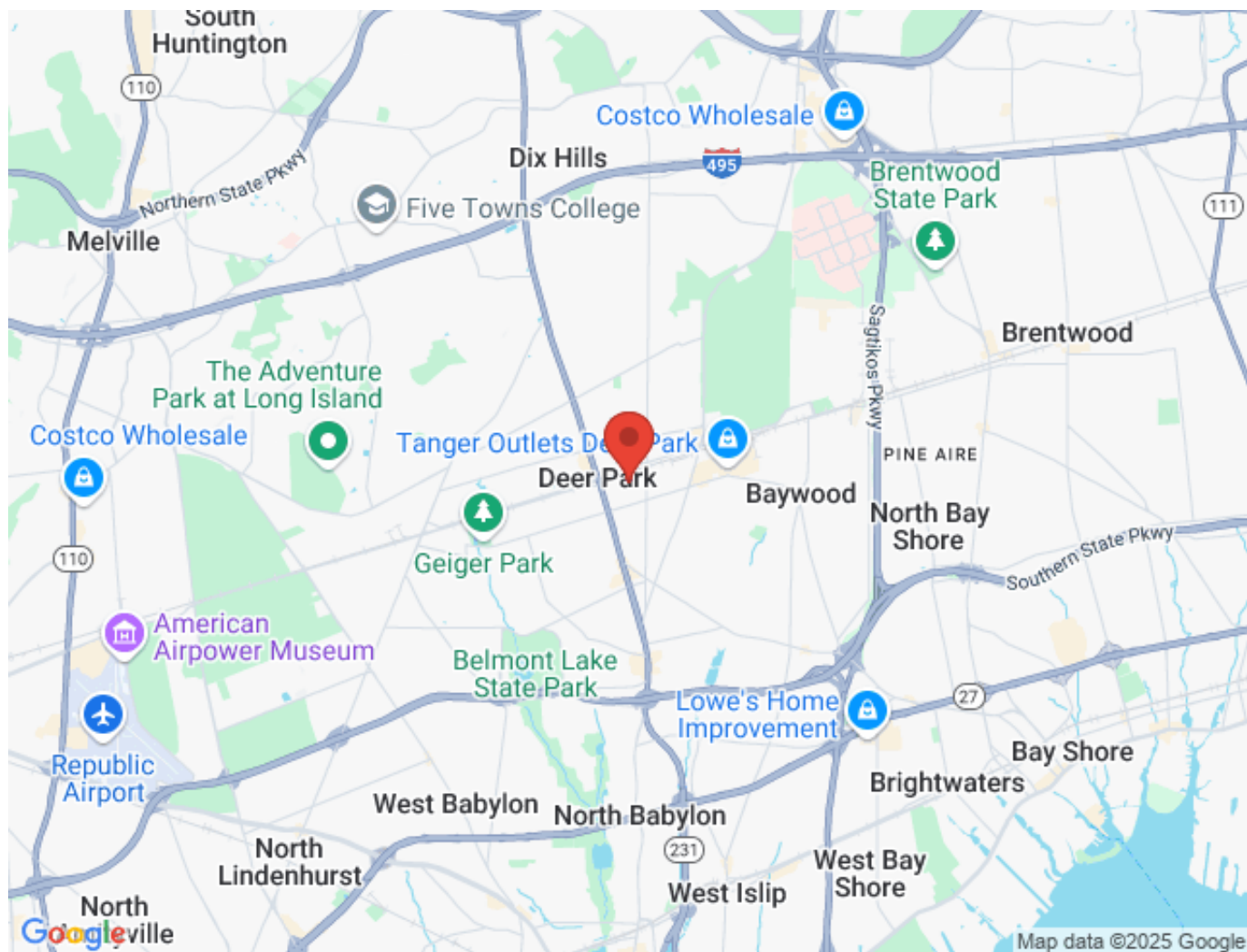
**Sale Price:** \$1,300,000  
(\$2,321,429/acre)  
**Lease Price:** \$8,500.00 Per  
Month Gross  
**Taxes:** \$10,026.00

\* IDA Tax Benefits Possible \*

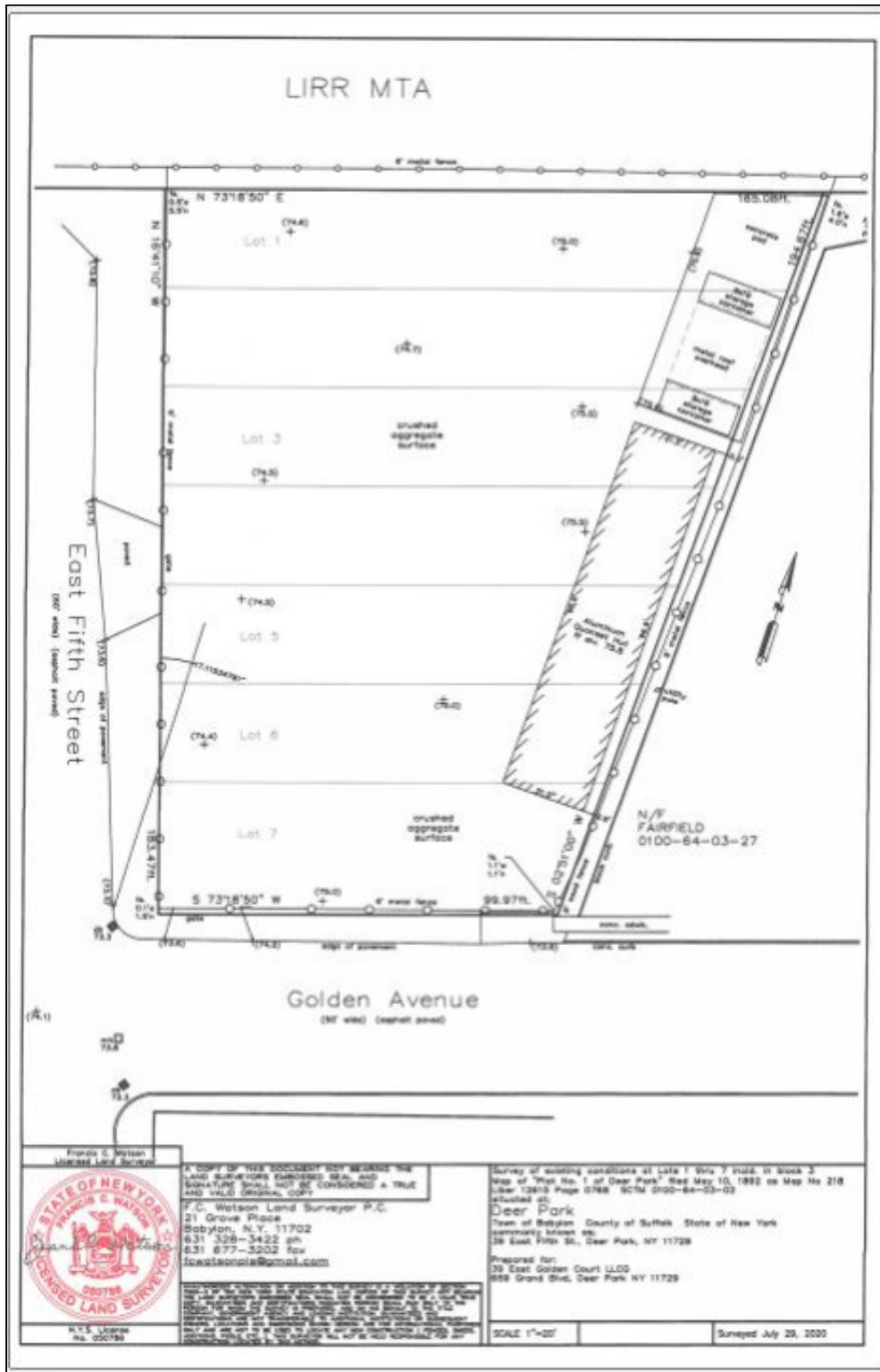
**39 E 5th St (Aka 2 Golden Ave) • Property includes a 2,000 sq. ft. storage building with bathroom and 1 overhead door • Outdoor storage permitted • Property fenced, lights, security cameras**

**Ralph Perna, Associate RE Broker**  
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All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



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 LAND SURVEYOR'S EMBOSSED SEAL AND  
 SIGNATURE SHALL NOT BE CONSIDERED A TRUE  
 AND VALID ORIGINAL COPY

Francis C. Watson  
 Licensed Land Surveyor

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Survey of existing conditions of Lots 1 thru 7 in Block 3  
 Map of "Part No. 1 of Deer Park" Recd May 10, 1892 on Map No 218  
 Liber 12813 Page 676B SCTM 0100-64-03-02  
 situated at:  
 Deer Park  
 Town of Babylon County of Suffolk State of New York  
 commonly known as:  
 39 East Fifth St., Deer Park, NY 11729

Prepared for:  
 39 East Golden Court LLC  
 858 Grand Blvd, Deer Park NY 11729

SCALE 1"=20'

Surveyed July 29, 2020