

Land

Exclusive Listing

Sale

**58 Southern Blvd
Nesconset, NY 11767**



Property Information

Min Size:
Max Size:
GLA: 1,500
Sale Price: \$1,250,000
Lease Rate PSF:
Lease Type:
Electric PSF:
CAM PSF:
Possession: Immediate
Office size:
Floor:
Ceiling Hgt:
Fuel: Oil
Sprinklered: 0
Power: 400
Loading Docks: 0
Drive Ins: 0
Parking:
RE Taxes: \$9,266.05
Lot Size (Acres): 1.25
Zoning: light industrial



Flat 1.25 acre lot. Currently has a small house on property and is used for truck parking. Building has 100 amp service. Lot has additional 400 amps electric service. Perfect for Auto Dealer, Contractor, Outside Storage Legal outside storage of vehicles. Three curb cuts. Flat acre Perfect for redevelopment. Possibly up to 18,000 SF building. Can also be used for auto storage, transportation company. Development of medical and non-medical office Medical office up to 8,400 sf.

For Information, please contact: Steven Reichman (631)761-6890 Direct Dial Email sreichman@cbcli.com

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