

For Sale • Freeport • NY**75 Hanse Avenue****6,440 Square Feet +/- Building****Sale Price: \$988,000****Taxes: \$31,506*****Available Immediately***

For information and/or inspection call:

Exclusive Agent:**Steven Epstein****Real Estate Salesperson****Direct: 516.320.7704****sepstein@unitedrealtyinc.com****Property Particulars:**

- ◆ 6,440 SF building consisting of:
 - 1st floor – 5,014 SF +/- warehouse
 - 2nd floor – 1,426 SF +/- offices
- ◆ Lot size: 6,752 SF +/-
- ◆ 16' ceiling height
- ◆ 2 drive-in doors
- ◆ Ample electric power
- ◆ Gas heat
- ◆ Sewered
- ◆ Parking on-site plus street