

For Sale ~ Industrial Building
901 Scott Avenue
Calverton, NY 11933



Oversized Property ~ Expandable



Building Size: ± 14,282 sf
Lot Size: 14.54 acres
Offices: 10%
Ceiling Height: 18 ½' clear
Drive-ins: 2
Heat: Oil
Power: Heavy

Sale Price: \$2,500,000
Taxes: ± \$33,068.41 per year

Comments:

- ◆ Currently collects \$7,500/mo. in yard rentals. Interior tenants pay \$9,100/mo. All tenants are month-month
- ◆ 20' x 40' column spacing
- ◆ Sewered
- ◆ Zoned PIP (Planned Industrial Park) in Town of Riverhead



For further information or to arrange an inspection of this property please contact:

Jeremy D. Hackett, Licensed Real Estate Broker
Managing Partner
Direct: (631) 391-6359
jeremy@metrorealtyservices.com

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

Metro Realty Services, LLC
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735
T (631) 770-0700 ~ F (631) 770-0710
info@metrorealtyservices.com ~ www.metrorealtyservices.com

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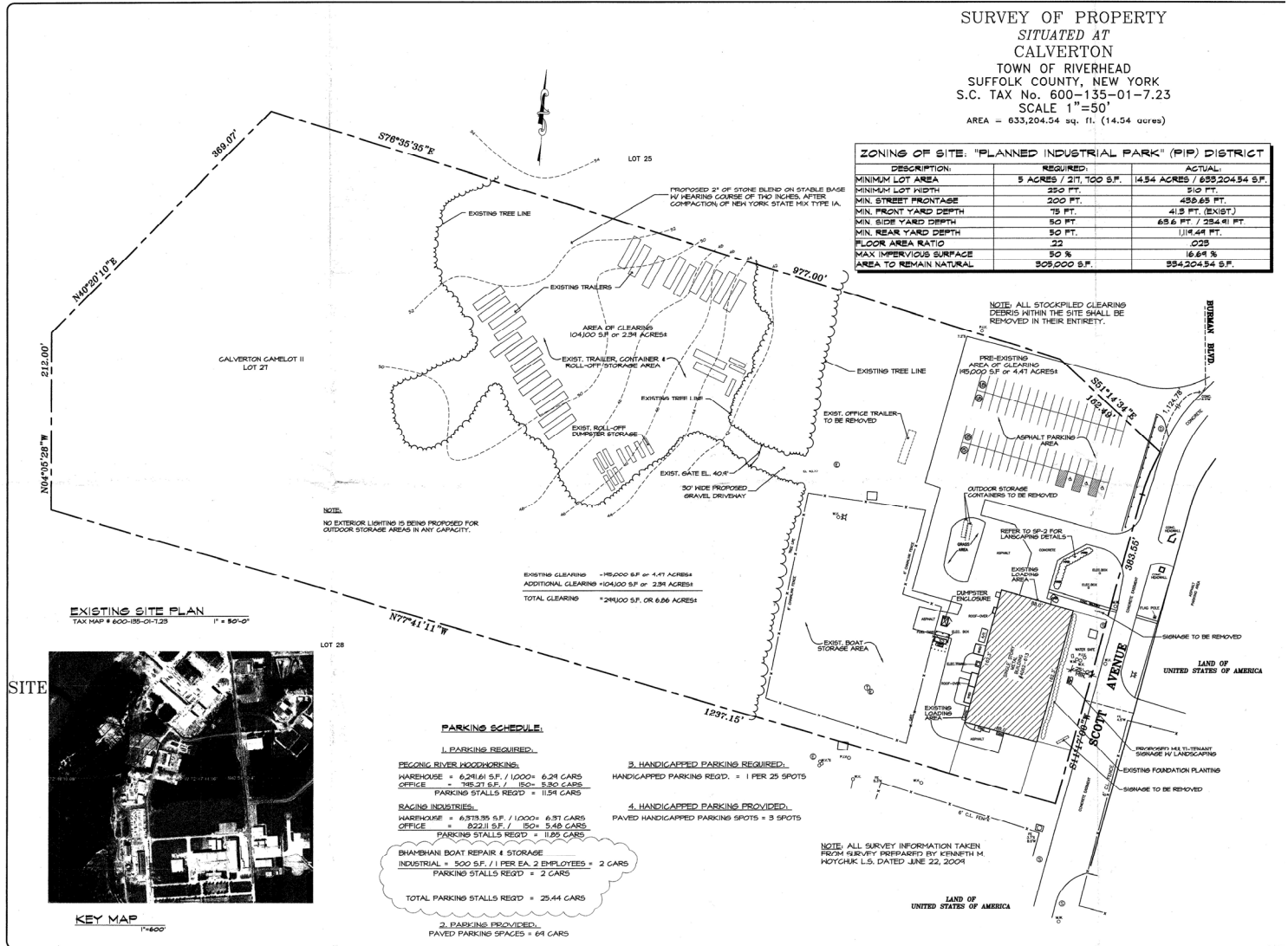
Although the coverage is 22%, Riverhead stated that 7 acres need to remain natural and 60,000sf is the maximum Square footage you can build. The coverage should allow more but I would recommend speak to an architect familiar with Riverhead. Outdoor storage is permitted if it is an accessory use.

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