

## 1750 ARCTIC AVENUE BOHEMIA, NEW YORK



<b>Building Size:</b>	15,000 square feet	<b>Air Conditioned:</b>	Entire building
<b>Plot Size:</b>	1 acre	<b>Power:</b>	800 amps
<b>Offices:</b>	2,250 square feet	<b>Loading:</b>	2 drive-in doors, 2 loading docks
<b>Ceiling Height:</b>	16' clear	<b>Taxes:</b>	\$22,700 Reduction Pending
<b>Heat:</b>	Gas	<b>Asking Sale Price:</b>	<del>\$1,850,000</del> <del>\$1,800,000</del> <b>REDUCED: \$1,600,000</b>
<b>Parking:</b>	45 cars		

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|------------------|---|
| <b>Comments:</b> | ↪ Building completely renovated Five (5) years ago.                     |
|                  | ↪ Long term lease in place with one tenant (Pump It Up) signed in 2007. |
|                  | ↪ Building built to divide into two (2) units (7,500 square feet).      |

**For further information or to schedule an appointment contact broker:**

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