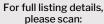


\$1,200,000

MLS# 202502407

GREAT OPPORTUNITY THIS 4900 SQFT M1 ZONED"WHARE HOUSE / SHOP WITH LARGE 14 FT METAL FENCED COMPOUND, EDGE OF GARDEN CITY AREA AWESOME LOCATION IN THE CITY. BUILDING HAS CENTRAL AIR IN THE 900 SQFT PRIVATE 3 OFFICE AREA WITH LUNCHROOM KITCHENETTE 2 WASHROOMS AND RECEPTION. 2 GRADE DOORS '10 BY 14' & '10 BY 10' WITH 11.5 FT CLEAR CEILING HEIGHT IN WAREHOUSE 400 AMP 3 PHASE POWER. LOW MAINTENANCE STUCCO EXTERIOR AND SLOPED HALF GABLE ROOF .PROPERTY IS SERVICED BY ITS OWN WELL AND HOLDING TANK AND GAS HEAT FURNACES IN THE SHOP. CURENTLY RENTED





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