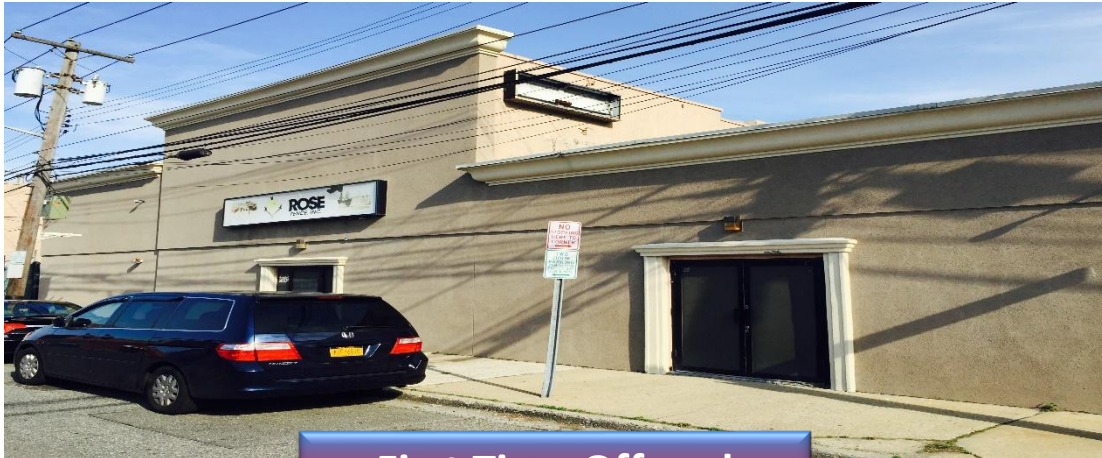


For Sale – Baldwin, NY

939 Church Street

5,100 SF – Part 2 Story Commercial Building on 6,395 SF Lot +/-



First Time Offered

Sale Price: \$1,050,000

Taxes: \$18,665

Available Immediately

For information and/or inspection call:

Exclusive Agent:

Steven Epstein

Real Estate Salesperson

Direct: 516.320.7704

sepstein@unitedrealtyinc.com

Property Particulars:

➤ 5,100 SF +/- part 2 story building

➤ Lot size 6,395 SF +/-

➤ Divides:

2 story section

1st Floor: 1,800 SF warehouse

2nd Floor: 1,800 SF offices

Lower Level storage 550 SF +/-

1 story section: 1,500 SF warehouse

➤ Height: 12 feet

➤ Fenced yard with curb cut

➤ Lower level storage (1,500 SF) not included in building square footage

➤ 2 drive-in doors

➤ Gas (In-Street)

*Electric – 200 AMPS