

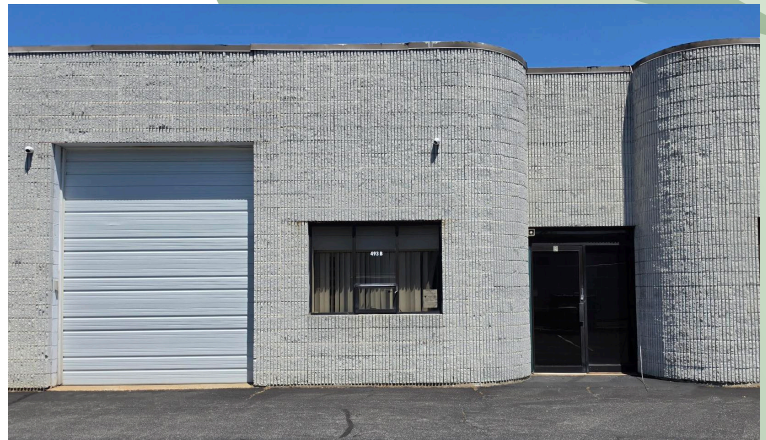
# For Sale | Industrial Condo

## 493B Johnson Ave (Unit 16), Bohemia, NY



Unit Size: 2,074 sf  $\pm$  (footprint 1,874 sf)  
Offices: 345 sf  $\pm$  includes 200 sf mezzanine  
Ceiling Ht: 14'  $\pm$   
Loading: 1 Drive-In  
Heat: Gas  
Power: 200 amps

Sale Price: \$ 625,000.00  
Taxes: \$ 7,600.85 / year  $\pm$   
CAM: \$ 257.00 / month  $\pm$



- Immaculate Space
- LED Lighting, Epoxy Floors, New Heat & A/C Throughout
- 4.64% of Common Area

# METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### **Exclusive Agent:**

Andrew Blumenthal  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(516\) 581-6140](tel:(516)581-6140)  
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)

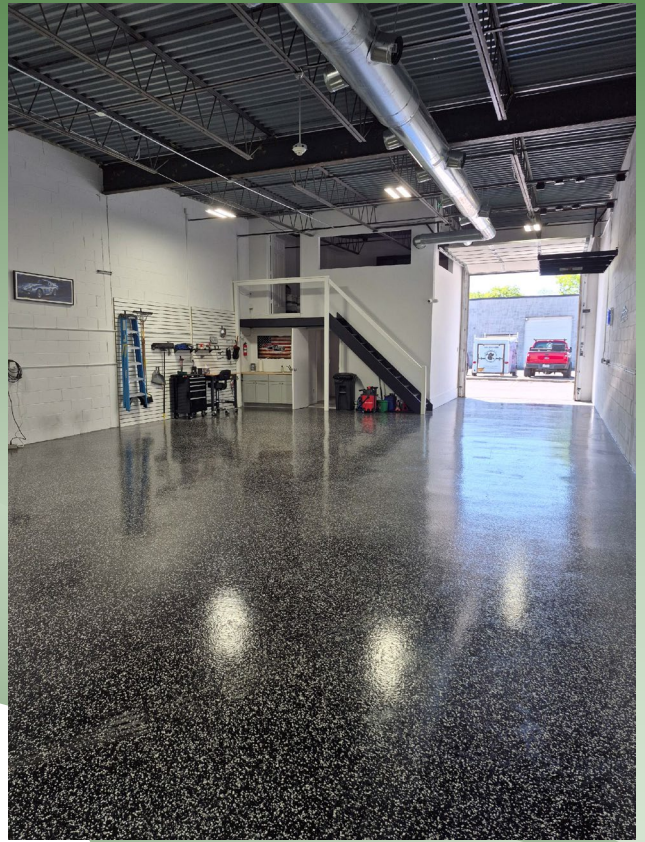
### **Exclusive Agent:**

Anthony Garistina  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(631\) 553-6458](tel:(631)553-6458)  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

Modified: 6/4/2026

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.

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