



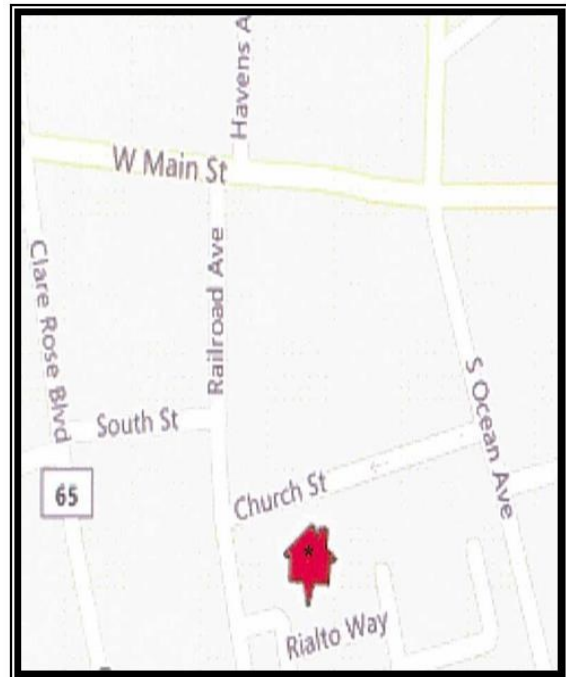
\$559,000

OFFICE BUILDING

38 Church Street, Village of Patchogue, NY

GREAT OPPORTUNITY FOR OWNER USER/INVESTOR!

- ♦ **2,600 SF Office Building w/ Full Basement & Loft Area**
- ♦ **13 Car Parking Plus Municipal Lot Across Street**
- ♦ **Serviced by City Water, Gas, & Sewers (Each Unit is Separately Metered for Gas/Electric)**
- ♦ **Taxes: \$22,206 (Including Village & Town)**
- ♦ **Building Set up for Two Tenant Spaces Consisting of 1,077 SF & 1,523 SF of Office Space Plus Basement & Loft Area**



Richard Fierro
Universal Land Sales, Inc.
631-737-1110 -- Office

