



(631) 289-4444
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CHOICE EAST MAIN STREET BUILDING FOR LEASE

LOCATION: 90 East Main Street, Patchogue, NY (opposite theatre)

SIZE: 8500 sq. ft. (will divide to minimum 2500 sq. ft. units)

MINIMUM FRONTAGE: 16 feet

SEPTIC: Village sewer

UTILITIES: Separately metered electric, water & heat are CAM charges

RENT: \$26 per sq. ft. inclusive of base taxes and insurance plus CAM

Space will be delivered as plain "vanilla" box with heat and electric, walls and ceiling. Tenant has to complete build out at its own expense.

BELLBROOK REALTY, INC. EXCLUSIVE AGENT

GASPER CELAURO, BROKER

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BROKERAGE COOPERATION WELCOMED

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