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NEW PRICE | BEST DEAL

E. MINEOLA AVENUE

VALLEY STREAM, NEW YORK

FOR SALE | INDUSTRIAL BUILDING – USER/INVESTMENT OPPORTUNITY



BEST INVESTMENT DEAL IN NASSAU COUNTY!

CAP RATE 10.8%

PROPERTY HIGHLIGHTS:

- o Building Size: ± 38,567 SF
- o Close Proximity to Sunrise Highway and Merrick Road
- o Walking Distance to Valley Stream LIRR Station
- o Ideal for Light Manufacturing, Distribution, E-Commerce, and Warehouse
- o Close proximity to JFK Airport
- o Lot Size: 0.81 Acres
- o Zoning: C-3 [Commercial, Warehouse, Manufacturing]
- o CAP Rate: 10.8%

**LESS
THAN \$51
PSF!**

ASKING PRICE: \$1,950,000 /\$50.56 PSF



Elizabeth Holmes
Senior Director
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INCOME STATEMENT	
Gross Rent	\$353,124.00
Less Vacancy Adjustment (8%)	\$ (28,000.00)
Total Rent:	\$ 325,124.00
Expenses:	
Taxes	\$ 100,000.00
Misc. Maintenance & Expenses	\$ 3,000.00
Insurance	\$ 10,000.00
Total Expenses:	\$ 113,000.00
Net Operating Income (NOI):	\$ 212,124.00

TENANT	RENTABLE Sq. Ft.	TENANT INCOME PER MONTH	TENANT INCOME PER ANNUM
1 Unit A [Florist]	12,041	\$6,727.00	\$80,724.00
2 Unit B [E-Commerce/Upper Level]	6,097	\$5,000.00	\$60,000.00
3 Unit B [Contractor / Lower Level]	4,227	\$3,200.00	\$38,400.00
4 Unit C [Florist / 1st Floor]	1,832	\$1,300.00	\$15,600.00
5 Unit C [2nd Floor Office]	1,891	\$1,500.00	\$18,000.00 *
6 Unit D [Car Storage]	3,210	\$2,600.00	\$31,200.00
8 Unit E [Upper Level & Lower Level]	7,437	\$6,000.00	\$72,000.00 *
7 Additional Parking [Lot, LIRR & Garage]	N/A	\$3,100.00	\$37,200.00
	36,735		\$353,124.00

* Vacant | Projected

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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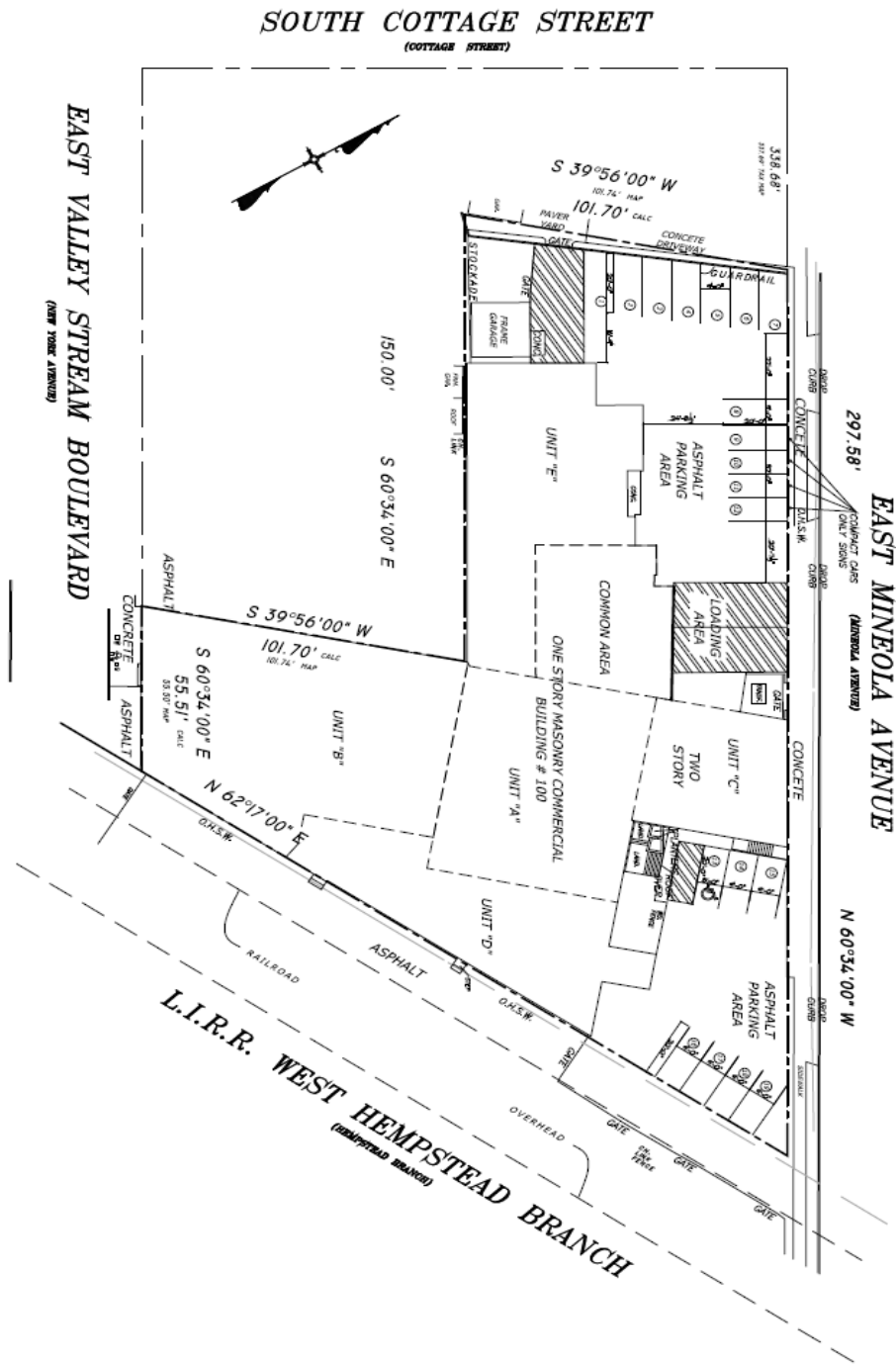
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PROPERTY SURVEY:



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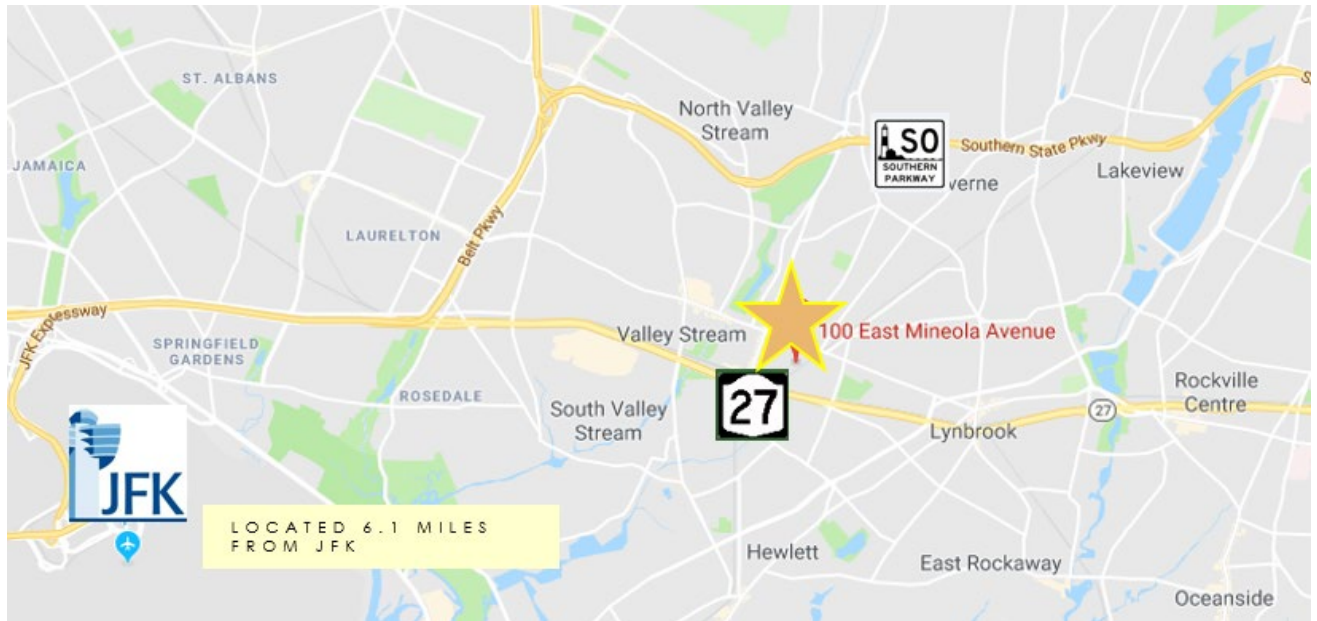
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PROPERTY LOCATION MAP:



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