



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

FOR SALE



LOCATION

**240 E JERICHO TPKE,
MINEOLA, NY**

PROPERTY TYPE

1 RETAIL UNIT

IDENTIFIED AS

SECTION ~ 9

BLOCK ~ 378

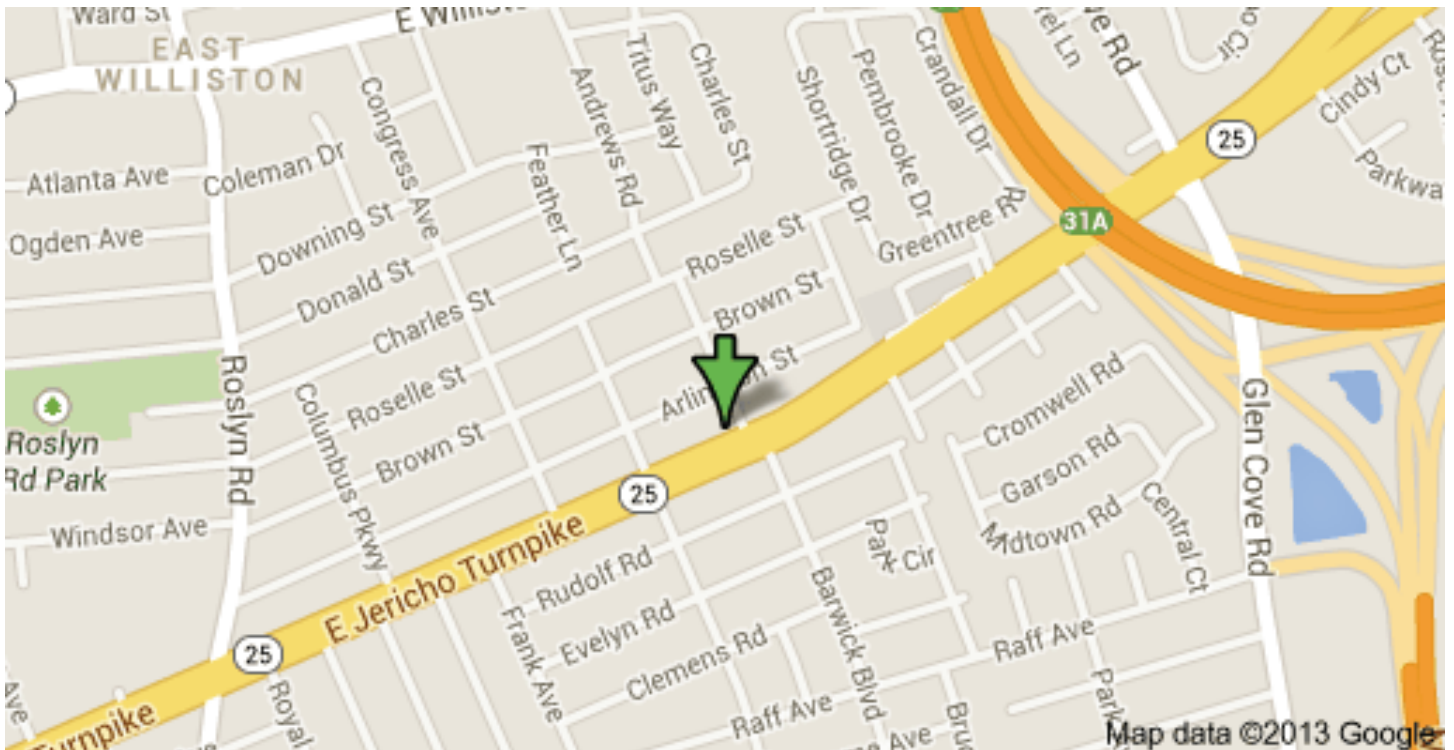
LOT ~ 21-25

- **THE UNIT CONTAINS 8,000 SQUARE FEET, WITH FRONTAGE ON JERICHO TPKE.**
- **LOCATED 1/2 MILE WEST OF NORTHERN STATE AND MEADOWBROOK PARKWAYS.**
- **THE UNIT IS OCCUPIED.**

1,200,000

**Contact ~ Martin Schackner
516-248-6905 EXT 205**

Location Maps



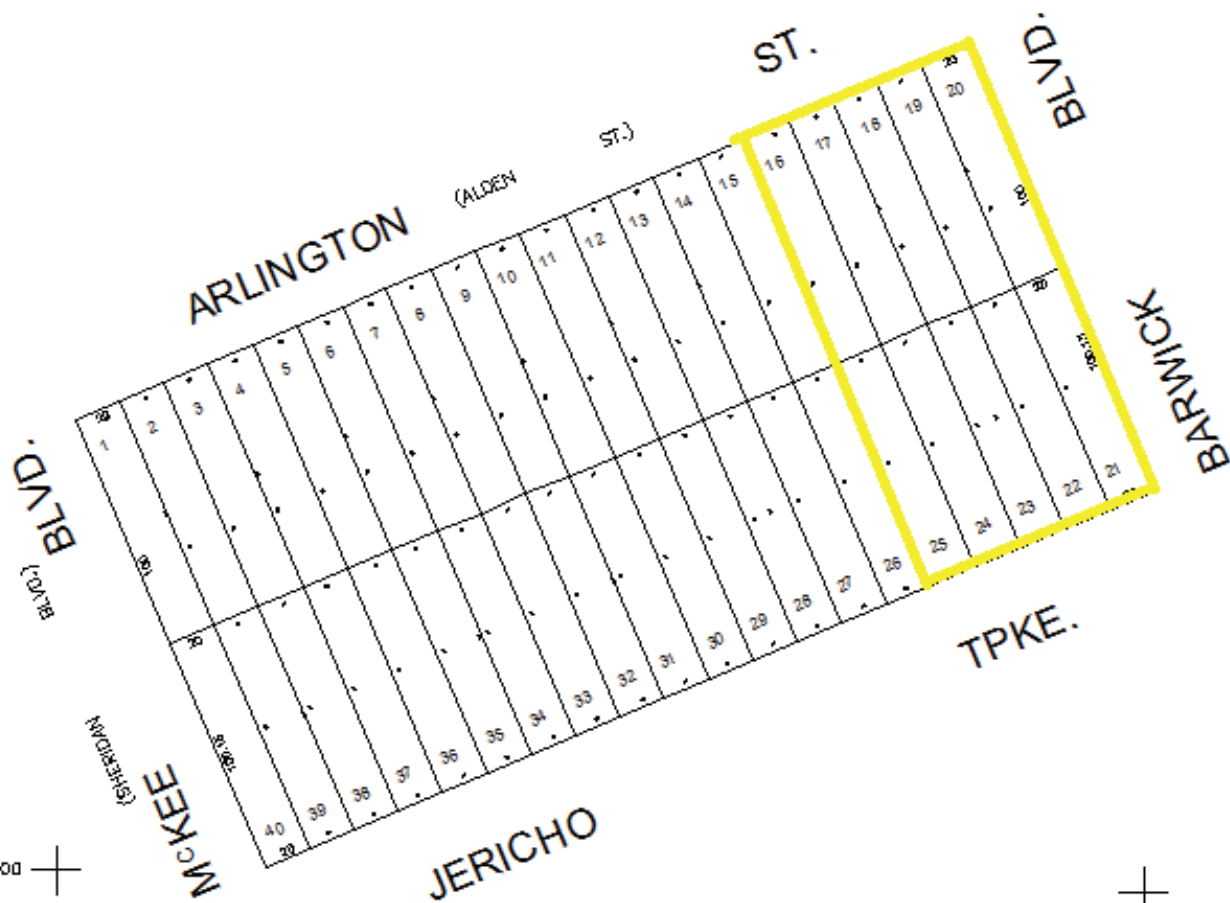
Tax Map

193,000



32,600

50



Timeless Design

"Timeless Design Center is a family-owned and -operated custom kitchen, bath, cabinetry, tile and lighting design center located in Mineola, New York."



Tax Lot	Building Address	Building Sq Ft	Monthly Rent		Annual Rent	Rent per Sq Ft	Current Lease	
21-25	240	8,000	\$ 6,762.00 x 12		\$ 81,144.00	\$ 10.14	Expires 8/31/14, with 10 year option to renew	
2013 Tax Values								
Tax Lot	General Taxes	School Taxes	Village Taxes	Total				
21-25	\$ 8,348.97	\$ 14,823.91	\$ 7,368.58	\$ 30,541.46				
Annual Revenue		\$ 81,144.00						
<u>Expenses</u>								
RE Taxes			\$ 30,541.46					
Utilities*			\$ -					
Insurance**			\$ 8,000.00					
			\$ 38,541.46					
Net Operating Income		\$ 42,602.54						
* Paid for by tenants								
** Estimated at 1\$ a Sq. Ft.								