
FOR SALE

200-212 Sunrise Highway, Rockville Centre, NY



Strategically located on the s/e corner of Sunrise Highway (179 feet of frontage) and North Village Avenue (49 feet of frontage) and one short-block from the Long Island Railroad station.

DESCRIPTION:

Property consists of six street level retail units (totaling 6,000 sf), eight residential units (consisting of 750 sf each), 6,000 sf of office space divided equally on the 2nd and 3rd floors (a ten year old elevator services the office units), and a 6,000 sf basement (3,000 sf of which is leased to a long existing tenant toy-train enthusiasts).

COMMENTS:

- FULLY leased, excepting 800 SF of retail, recently available.
- All tenants are separately metered for electric (including electric heat)
- Rockville Centre is one of only two towns/villages that generate their own electricity, thereby providing a substantial savings to all residents, resulting in a unique competitive advantage.

Offered at \$4,900,000

FOR FURTHER INFORMATION PLEASE CONTACT

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200-212 Sunrise Highway, Rockville Centre, NY 11570

Income and Expense Statement

<u>Income Sheet</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>	<u>Square Ft</u>	<u>Terms</u>	<u>Lease Expiration</u>
Lingerie	\$16,668	\$1,389	700	5% annual increase	12/31/2016
Restaurant	\$108,000	\$9,000	3,000	4% annual increase	9/1/2024
Real Estate Office	\$19,653	\$1,637	550	4% annual increase	12/1/2019
Shoe Repair	\$16,224	\$1,352	450	4% annual increase	5/31/2017
Vacant	\$0	\$0	800		
Beauty Salon	\$21,420	\$1,785	500	4% annual increase	12/31/2016
Train Club (1)	\$4,800	\$400	N/A		
3fl Financial Co.	\$66,000	\$5,500	3,000	3.5% annual increase	10/1/2021
2fl Architects	<u>\$48,000</u>	4000 (2)	3,000	\$1 PSF/ P.A	5/31/2016
Commercial Income	\$300,765				

Income Sheet

Apartments					
1 (Section 8)	\$15,048	\$1,252	750		
2 (Annual lease)	\$16,116	\$1,343	750		
3 (Section 8)	\$15,972	\$1,331	750		
4 (Section 8)	\$16,488	\$1,374	750		
5 (Section 8)	\$18,540	\$1,545	750		
6 (Annual Lease)	\$19,800	\$1,650	750		
7 (Annual Lease)	\$19,344	\$1,612	750		
8 (Section 8)	<u>\$18,576</u>	\$1,548	750		
Residential Income	\$139,884				
Total Income	\$440,649				

Expense Sheet

Real Estate Taxes	\$135,934	School \$99,882	General \$22,736	Village \$13,316
Electric	\$1,800			
Insurance	\$18,000			
Water	\$0			
Accounting/Legal	\$10,000			
Maintenance	\$11,149			
Elevator	\$1,200			
Exterminator	\$1,368			
Snow Removal	<u>\$400</u>			
Total Expenses	\$179,851			

Net Operating Income **\$260,798**

(1) 40 Year Tenant