

FOR SALE
ASKING PRICE \$1,600,000
PRICE PER SF \$369

43 NORTH VILLAGE AVENUE

Rockville Centre, NY 11570 | Long Island



TWO-STORY MIXED-USE BUILDING AT LIRR
IDEAL FOR OWNER/USER OR INVESTOR

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Desirable Retail Corridor in the Heart of Rockville Centre

Amongst the most populated restaurant and bar scene of Rockville Centre with national & local tenancy.

#2

Tremendous Exposure

Located off of sunrise highway with ~40,000 annual average daily traffic (AADT).

#3

Highly Visited Vehicular & Pedestrian Location

At the Rockville Centre Long Island Rail Road Station.

#4

Owner-User or Investment Opportunity

Established restaurant on the ground floor paying \$8,000 per month on a month-to-month basis with vacant second floor office.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Property Address	43 North Village Avenue Rockville Centre, NY 11570
Location	Located on the east side of North Village Ave between Sunrise Highway and South Station Plaza
Section	36
Block / Lot	295 / 3

PROPERTY INFORMATION

Gross Lot SF	3,217 SF (approx.)
Lot Dimensions	30' x 108' (irr.)
Lot Acreage	0.074 (approx.)
Stories	2
Building SF	4,332 SF (approx.)
Total Units	2

ZONING INFORMATION

Zoning	Business A (B-A)
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PROPERTY TAX INFORMATION

County Taxes (24)	\$2,391
Town Taxes (24)	\$232
School Taxes (24)	\$29,654
Village Taxes	\$9,360
Annual Property Taxes (24)	\$41,637

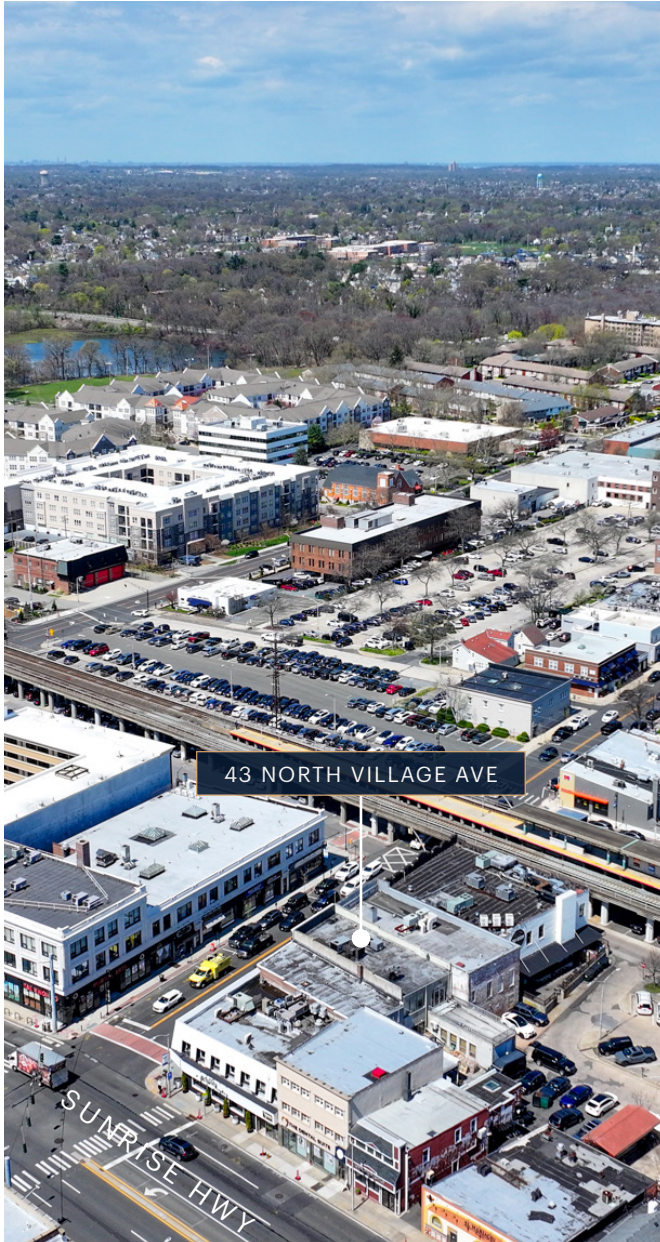
43 NORTH VILLAGE AVENUE
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SURROUNDING AREA MAP



43 NORTH VILLAGE AVENUE
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PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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