

**BAJRAKTARI REALTY GROUP PRESENTS**

**17-19 MARBLE AVE, PLEASANTVILLE NY**

**OFFERED AT \$2,990,000**



**16,000 SQFT PROPERTY WITH PRIVATE  
PARKING IN THE HEART OF PLEASANTVILLE**

**BAJRAKTARI REALTY  
GROUP**

617 East 188th Street  
Bronx, NY 10458

**HELEN NEZAJ**

**917-559-1229**

**HELEN@BAJRAKTARI.COM**



Although all information published regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied

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TENANT/SUITE	INCOME	PROJECTED INCOME
Select Human Services/New Hope	\$18,038.00	\$18,038.00
Steel Traders	\$2,515.69	\$2,515.69
Ricks Guitar Studio	\$1,200.00	\$1,200.00
Suite 4, Vacant	N/A	\$4,500.00
Suite 5, Vacant	N/A	\$2,250.00
<b>TOTAL:</b>	<b>\$21,753.69</b>	<b>\$28,503.69</b>
<b>TOTAL ANNUAL:</b>	<b>\$261,044.28</b>	<b>\$342,044.28</b>

**\*Reimbursement for CAM charges of \$12,000 annually**

IMPROVEMENTS ON THE PROPERTY:

- 2020 Roof Air Conditioner
- 2020 New Carpet & Paiting of Former Buckley Offices
- 2017 Painting & Power Wash of Outside of Building

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Cleaning Service	6,760.00
Snow Plowing	5,635.52
Carting Trash Removal	3,576.12
Con Ed Electric & Gas bill	19,808.68
Village Water bill	1,430.03
Village PropertyTax	14,089.34
School Tax	29,910.69
Town Tax	6,571.64
Plumbing Service (service calls)	1,831.54
Heating & Air Service (filter changes)	250.35
Common Area Supplies	750.00
Fire Extinguisher Inspection	275.63
Landscaping services cleanup (trees, weeds, pkg lot)	2,500.00
Liability insurance (bundled with our other companies)	5,500.00
<b>Not included: corp filings, cpa, professional fees</b>	<b>98,889.54</b>

**INCOME AFTER EXPENSES: \$162,154.74**

$\$261,044.28 - \$98,889.54 = \$162,154.74$

**PRO-FORMA-INCOME AFTER EXPENSES WITH BUILDING FULLY OCCUPIED: \$243,154.74**

$\$342,044.28 - \$98,889.54 = \$243,154.74$

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Floor plans produced by Capture Glow Photography www.captureglow.com. For reference only. Plan produced using PlanUp.

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