

43 NORTH VILLAGE AVENUE

Rockville Centre, NY 11570 | **Long Island**

FOR SALE
ASKING PRICE \$1,500,000
PRICE PER SF \$346
CAPITALIZATION RATE 7.25%



**FULLY-OCCUPIED TWO-STORY MIXED-USE BUILDING
AT THE ROCKVILLE CENTRE-LIRR STATION**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Fully Occupied Mixed-Use Building

Established restaurant occupies the ground floor and a new 5-year lease was signed for the 2nd floor office space providing a strong 7.25% capitalization rate

#2

Desirable Retail Corridor in the Heart of Rockville Centre

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

#3

Tremendous Exposure

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

#4

Highly Visited Vehicular & Pedestrian Location

At the Rockville Centre Long Island Rail Road Station.



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)

PROPERTY TAX INFORMATION

County Taxes (25)

\$2,913

Town Taxes (25)

\$281

School Taxes (26)

\$33,050

Village Taxes (25/26)

\$9,784

Annual Property Taxes (25/26)

\$46,028

COMMERCIAL REVENUE

Key

Vacant

Projected

UNIT	TENANT	SF	INCREASES	LEASE COMMENCEMENT	LXP	BASE RENT / SQ. FT.	ANNUAL RENT	MONTHLY RENT
2nd Floor - Office	Art Studio - Elle Ashlei	1,928	3% annually	Nov-25	Oct-30	\$31	\$60,000	\$5,000
1st Floor - Retail	Vulcano Bistro & Bar	2,404	-	-	MTM	\$44	\$105,060	\$8,755
Total SF	4,332					Gross Monthly Commercial Revenue	\$13,755	
						Gross Annual Commercial Revenue	\$165,060	
						Average Rent per SF (Gross)	\$38	

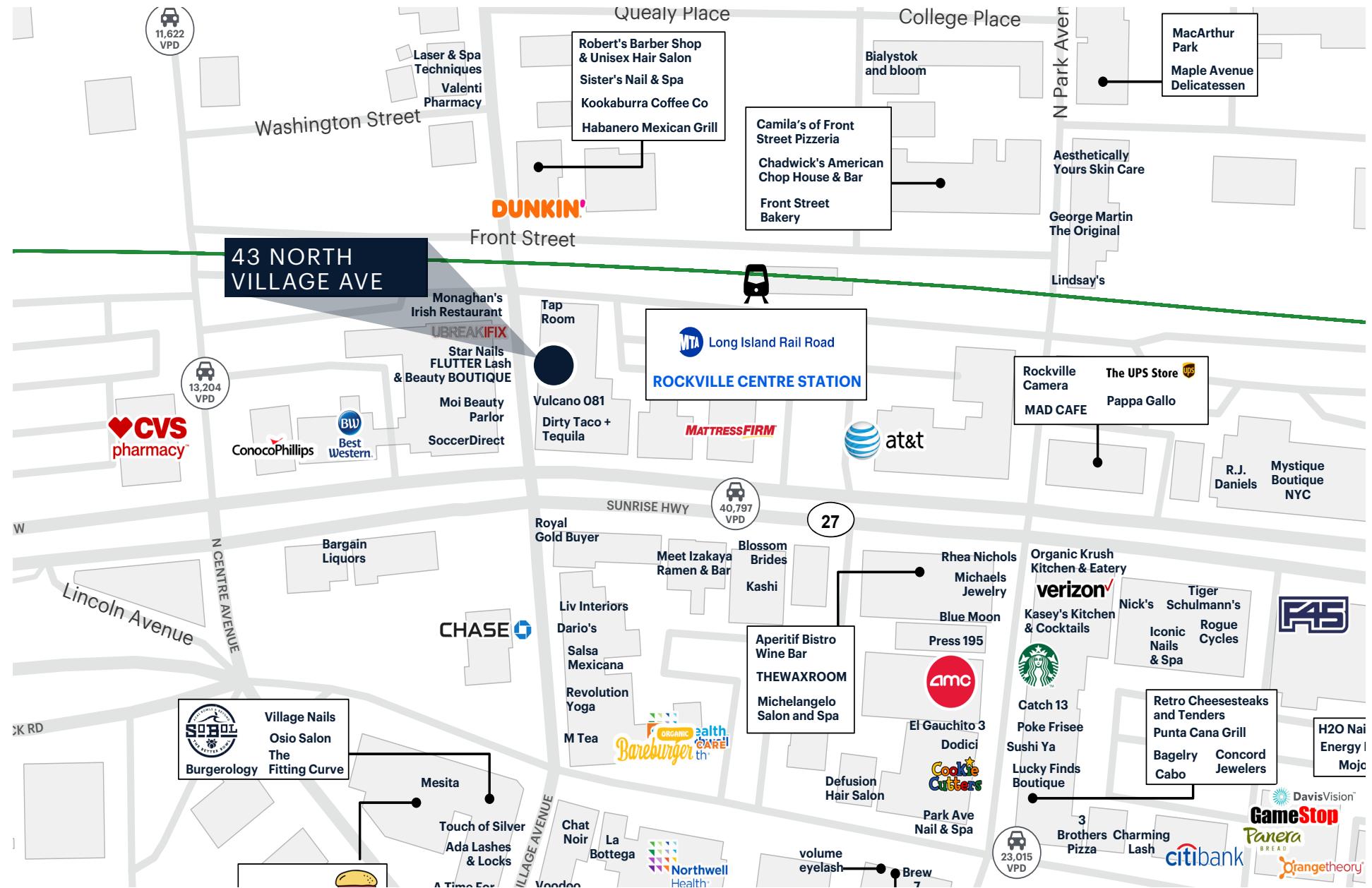
COMMERCIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	4,332	\$38.10	\$165,060
Less General Vacancy / Credit Loss (3.0%)		\$(1.14)	\$(4,952)
Effective Gross Annual Commercial Income		\$36.96	\$160,108

PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	25/26 Actual	28.75%	\$10.63	\$46,028
Insurance	\$1.25 / GSF	3.38%	\$1.25	\$5,415
TOTAL EXPENSES		32.13%	\$11.88	\$51,443
NET OPERATING INCOME				\$108,665

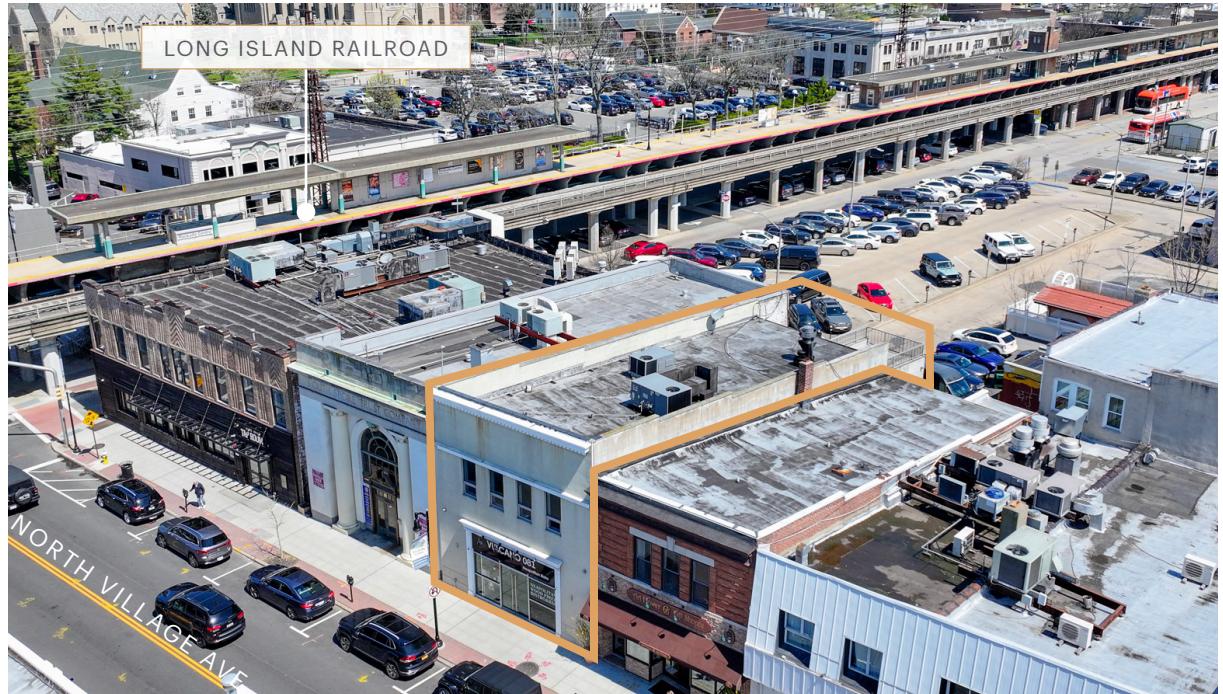
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FOR SALE

SURROUNDING AREA MAP



43 NORTH VILLAGE AVENUE
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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