

**CRA REALTY**

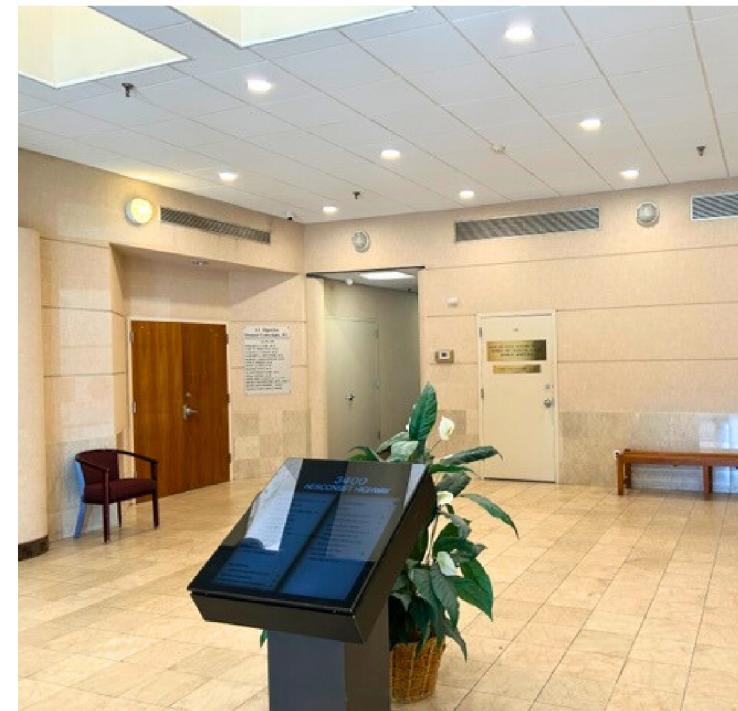
**NNN MEDICAL OFFICE CONDOMINIUM FOR SALE**

**PRICE \$2,150,000**

**CAP RATE YEAR 1 - 6.2%**

**3400 Nesconset Highway, Suite 107, East Setauket, NY 11733**

**Tenant: Long Island Vision Management, LLC**





**USE:** MEDICAL OFFICE/SURGICAL PROCEDURES

**TERM:** TEN (10) YEARS

**COMMENCEMENT DATE:** MARCH 27 2023

**EXPIRATION DATE:** MARCH 26, 2033

**BASE RENT:** March 27 2023 thru March 26, 2024 \$132,454.80  
March 27 2024 thru March 26 2025 \$136,428.44  
March 27 2025 thru March 26 2026 \$140,521.30  
March 27 2026 thru March 26 2027 \$144,736.94  
March 27 2027 thru March 26 2028 \$149,079.04  
March 27 2028 thru March 26 2029 \$153,551.42  
March 27 2029 thru March 26 2030 \$158,157.96  
March 27 2030 thru March 26 2031 \$162,902.70  
March 27 2031 thru March 26 2032 \$167,789.78  
March 27 2032 thru March 26 2033 \$172,823.47

**ADDITIONAL RENT:**

Operating Costs 100% Paid by Tenant

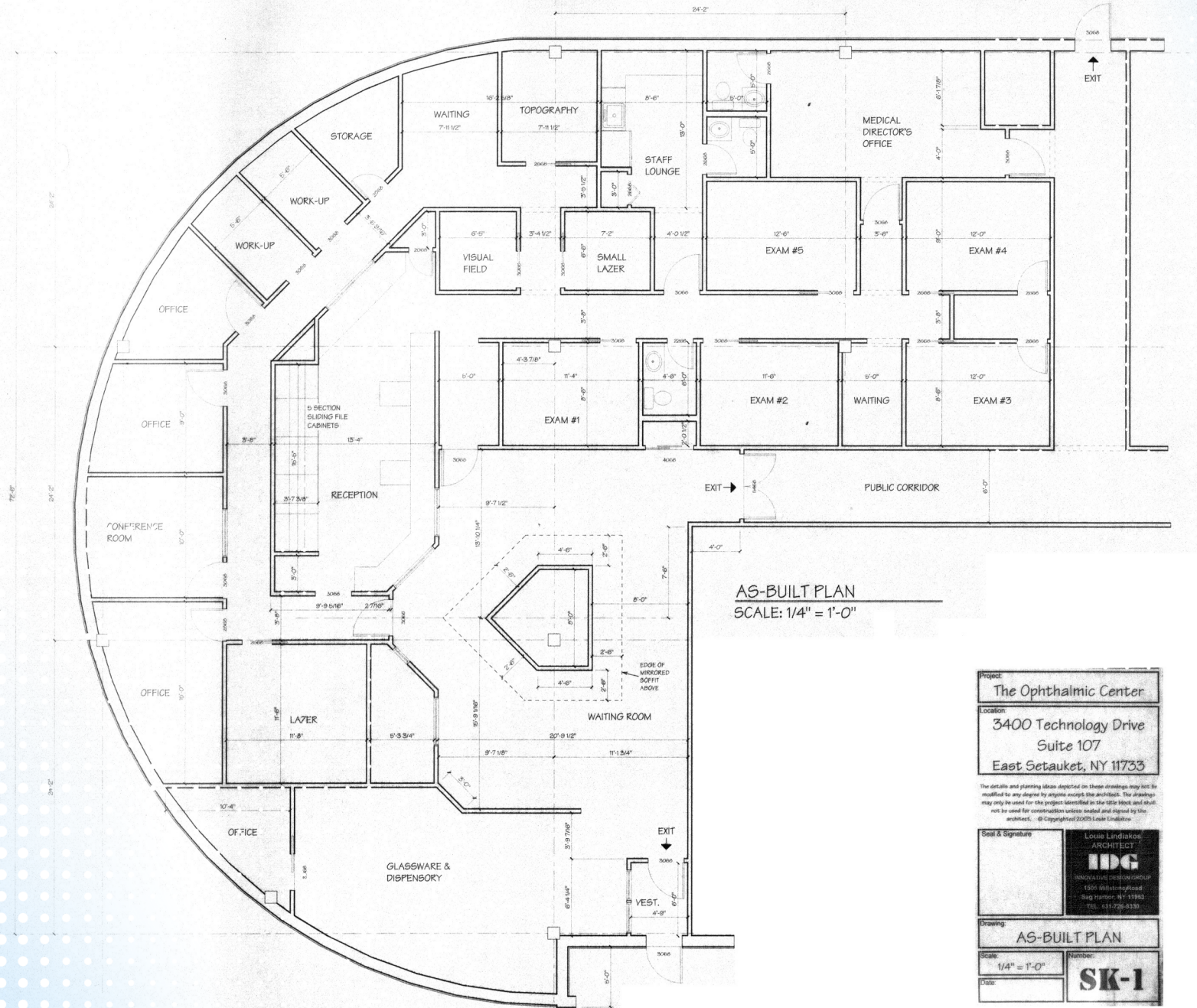
Real Estate Taxes 100% Paid by Tenant

Electric Paid by Tenant direct metered



# NNN MEDICAL OFFICE CONDOMINIUM FOR SALE

3400 Nesconset Hwy, Suite 107, East Setauket, NY 11733





For further information please contact:

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