



RARE ABSOLUTE NNN PURCHASE OPPORTUNITY

20-YEAR INCOME STREAM | Guaranteed by **Albertsons®**

Historic, Affluent WESTCHESTER COUNTY SUBURB

5.5% Cap Rate - \$1,415,040 NOI





RARE OPPORTUNITY

- Due to the stability + affluence of Bronxville, commercial buildings seldom trade
- The only large, stand-alone NNN leased building in the Village

CURRENT INCOME

- 5.5% initial cash-on-cash return
- Lease guaranteed by Albertson's
- Tenant in place since 1974, with current lease to 2043

PRACTICALLY MANAGEMENT FREE

- Absolute NNN lease
- Minimal oversight required

PROTECTED USE

- Very restrictive zoning laws
- 12 Cedar is the only large grocery site allowed in Bronxville

IRREPLACEABLE LOCATION

- Bronxville is one of the wealthiest and sought-after suburbs of NYC
- Extremely high barriers to entry

IDEAL CAPITAL GAINS SHELTER

- Strong passive investment
- Excellent 1031 exchange potential
- Secure way to shelter capital gains