



145 MAIN ST, PORT WASHINGTON, NY

FOR SALE: ±9,600 Single Tenant Office Building
\$3,600,000. NNN Tenant Lease until 2031. 7% CAP



Kari Caulfield

Associate Real Estate Broker
516.313.9792
kari.caulfield@dgnyccommercial.com

Nancy Jarvis

Associate Real Estate Broker
516.850.2110
nancy.jarvis@dgnyccommercial.com

FOR SALE: \$3,600,000

±9,600 Single Tenant Office Building

Property Details:

- \$254,000 NOI
- \$375/SF
- Taxes: \$4.21/SF (2024)
- Traffic: 14,597 Vehicles/Day
- NNN Tenant: MID-SHIP Group
- New Roof
- New Gas Boiler
- 2-story Building
- Full Basement with Gym
- Renovated in 2016
- Parking: 21 Cars
- Zoned commercial.

Highly-visible Corner Lot

0.24 Acre

Walk to the LIRR

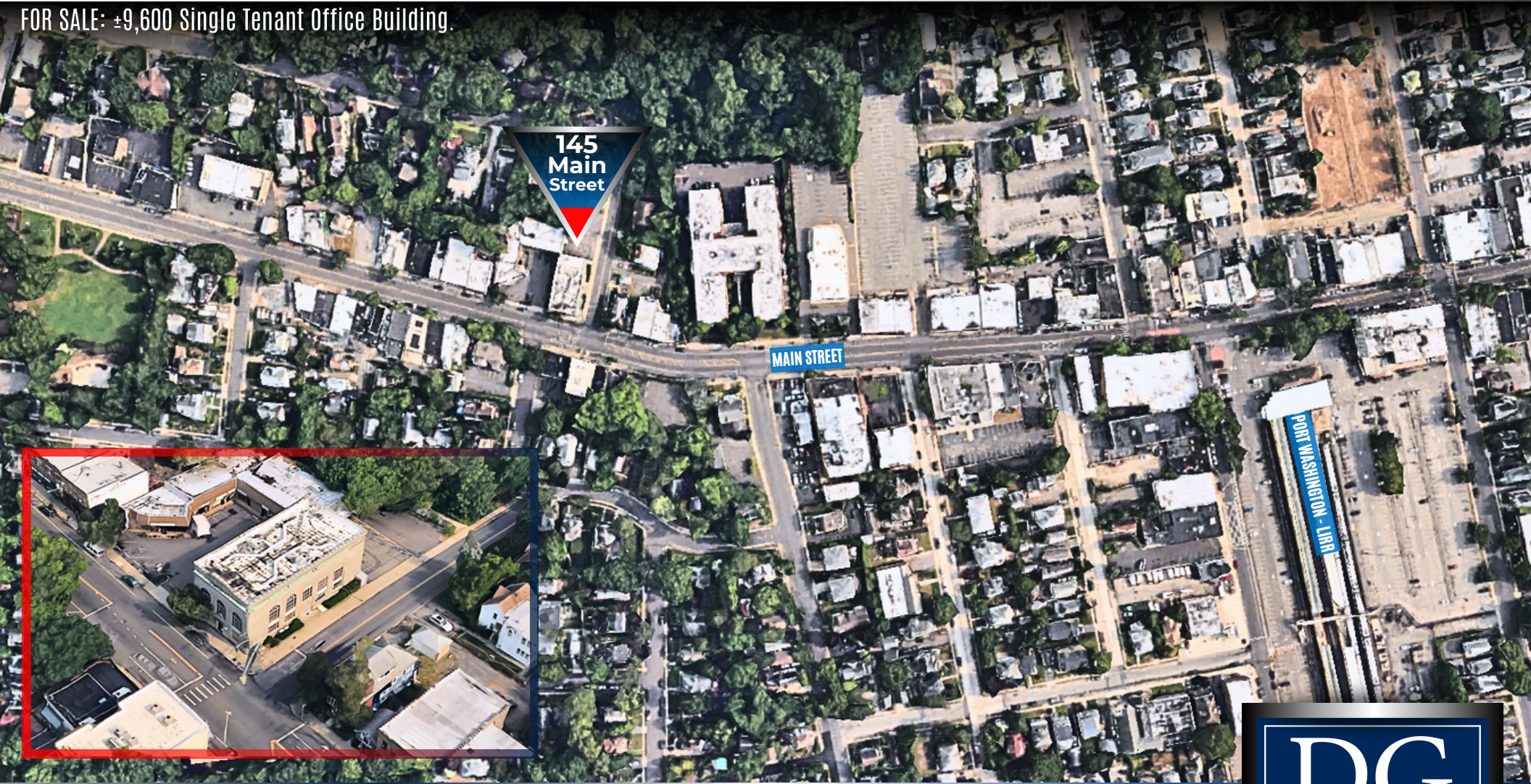
Walk to All Amenities

INVESTMENT OPPORTUNITY



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145
Main
Street

MAIN STREET

PORT WASHINGTON - 118

DG
NY
Commercial

For more information on this exclusive, contact:

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