

The Pom-Plaza Retail Plaza Location: Williamsville, New York



100% occupancy | visible-Strategic site Location | Long term tenancy | leases in place | Sub-metered utilities | Ideal for owner user or investment | Ample open parking | adjacent to an abundance of National, Regional and Local businesses.

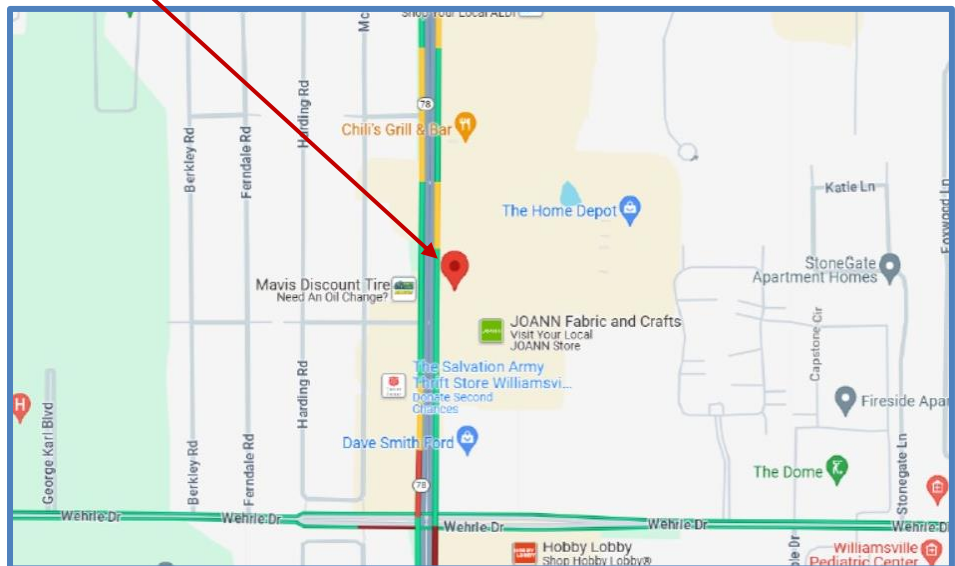
OFFERED AT \$1,350,000

Pom-Plaza – 4125 Transit Rd., Williamsville N. Y.



Investment Highlights: 4125 Transit Rd. Williamsville, New York

- 3 retail outlets
- Utilities - sub-metered
- Well Positioned Suburban Asset
- High traffic counts
- Professionally - Self Managed
- “Value Add” Opportunity
- Long term leased tenancy
- Centralized Employment Hub
- Offered “Debt Free”
- In place NOI = \$108,000
- **Strong Assumable Loan**



Pricing: \$ 1,350,000

Additional information | Tours

Please Email or Call Michael Battaglia @

mbattag670@aol.com

716-310-9871 direct

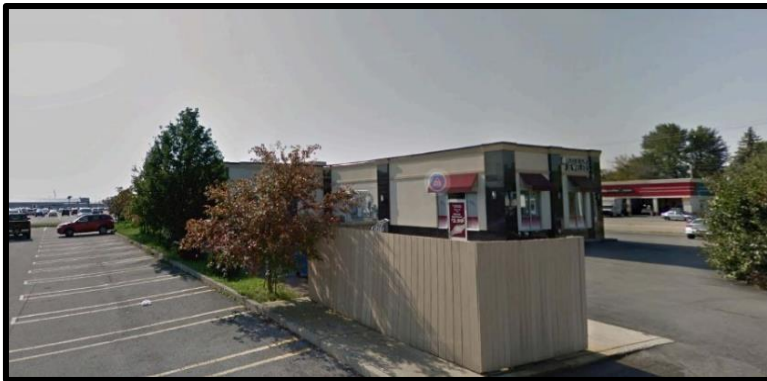
716-874-3530 office

RENT ROLL

POMPLAZA WILLIAMSVILLE, NEW YORK - 4125 TRANSIT RD.									
RENT ROLL									
UNIT	TENANT	SQ. FT.	CURRENT RENT	SECURITY DEPOSIT	LEASE START	LEASE END	RENT SQ.FT.		YR. 1 2025
4125 - 1	RYAN ROSS JEWELERS	1200	\$ 2,529.17	\$ 3,400.00	8/1/2022	7/31/2027	\$ 24.10		\$ 2,529.17
4125 - 2	95 NUTRITION LLC	1200	\$ 2,090.00	\$ 1,900.00	2/1/2018	1/31/2028	\$ 20.90		\$ 2,090.00
4125 - 3	DBA LA DIVINA	3600	\$ 5,400.00	\$ 5,900.00	7/1/2019		\$ 18.00		\$ 6,300.00
3 UNITS		6000		\$11,200.00					
	GROSS MONTHLY		\$ 10,019.17						\$ 10,919.17
	ANNUAL INCOME		\$120,230.04						\$ 131,030.04
NOTES:									
THE RESTURANT IS CURRENTLY MONTH TO MONTH ** TENANT WILL SIGN NEW LEASE PRIOR TO SALE CLOSING									
RESTURANT NEW 3 YEAR LEASE, INTIAL INCREASE OF \$3.00/SQ. FT. TO 21.00/SQ.FT. = \$6300.00/MTH, A \$900.00/MTH INCREASE!									
RESTURANT LEASE INCREASES IN YEAR 2 AND 3 OF \$1.50/YR. INCREASE IN EACH YEAR.									
YR.2 @ 22.50 =\$6750.00/MTH									
YR. 3@ 24.00 = \$7200.00/MTH									

POM PLAZA, 4125 TRANSIT RD., WILLIAMSVILLE, NEW YORK

INCOME & EXPENSE		PROJECTIONS		
INCOME	T-12,(8-1-2024)	2025	Yr.1	
rent income	\$ 118,380.00	\$ 120,230.00	\$	131,030.00
other income (CAM)	\$ 1,560.00	\$ 2,000.00	\$	2,000.00
other income misc.	\$ 154.00			
TOTAL REVENUE	\$ 120,094.00	\$ 122,230.00	\$	133,030.00
EXPENSES				
repairs and maint.	\$ 1,303.00	\$ 1,303.00	\$	1,303.00
utiltities				
electric	\$ -	\$ -	\$	-
gas	\$ -	\$ -	\$	-
water	\$ 738.00	\$ 738.00	\$	738.00
Landscaping	\$ 4,232.00	\$ 4,232.00	\$	4,232.00
trash	\$ -	\$ -	\$	-
insurance	\$ 4,894.00	\$ 4,894.00	\$	4,894.00
property taxes	\$ 14,611.00	\$ 14,611.00	\$	14,611.00
TTL. OPERATING EXP.	\$ 25,778.00	\$ 25,778.00	\$	25,778.00
NOI	\$ 94,316.00	\$ 96,452.00	\$	107,252.00



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