



**142 Mineola Ave
Roslyn Heights, NY 11577**

Coldwell Banker Commercial AMH | 855.701.5243 | www.cbcamh.com

Prime Mixed-Use Investment Opportunity



**COLDWELL
BANKER
COMMERCIAL**

AMH

 **Investment Upside**
Compelling value-add potential

 **Established Property**
Built in 1966 with enduring demand

 **Unit Mix**
17 offices and 2 retail spaces

 **Total Units**
19 units across three floors

 **Building Size**
12,000+ square feet

 **Lot Size**
11,835 square foot lot

 **Location**
Desirable Long Island (Roslyn Heights)

 **Diversified Income**
Stability from office and retail rent

Asking Price

\$3,199,999 listed

**Contact
Coldwell
Banker
Commercial
AMH**

Inquire for details

**Priced Right
For This Area**

Property Overview

Building Type

Office Building/Retail

Mixed-use property

Year Built

1966

Well-maintained structure

Total Units

19 Units

17 Offices & 2 Retail

Building Size

12,000 + Sq. Ft.

11,835 Sq. Ft. lot



Unit Distribution



Floor 1 - Retail

Two retail units, each 800 square feet, providing street-level visibility and foot traffic for commercial tenants.



Floor 2 - Office Space

Ten office units offering flexible workspace solutions for professional tenants and small businesses.



Floor 3 - Office Space

Seven office units providing additional professional workspace with potential for premium positioning.

Current Financial Performance

\$307K

Total Gross Income

Annual rental revenue

\$238K

Total Expenses

Including \$99,267 in taxes

\$69K

**Net Operating
Income**

Current NOI performance

The property currently generates \$307,432 in gross income with total expenses of \$237,976, resulting in a net operating income of \$69,456.

Property taxes represent \$99,267 of the annual expenses, a key consideration for potential investors.



Significant Value-Add Opportunity



Current Market Rents

\$50.00 per square foot in the Roslyn Heights area



Proforma Potential

Significant upside through lease renewals and repositioning

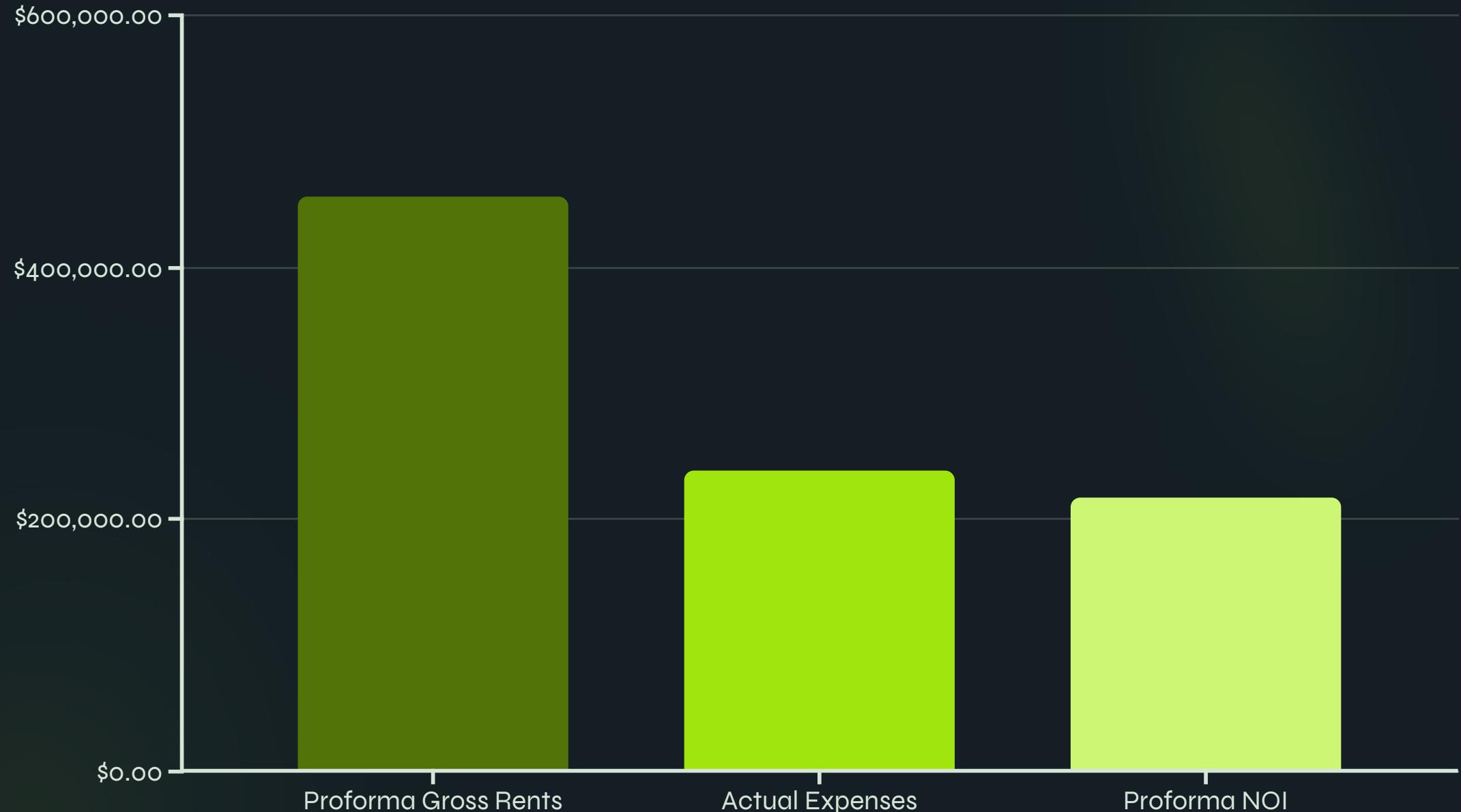


Enhanced Returns

Triple NOI with market-rate leasing strategy

Proforma Income Analysis

Based on 2025 Market Rents at \$50.00 Per Sq Ft



At market rents, the property generates **\$455,317** in gross income with a proforma NOI of **\$217,341** — representing a **213% increase** over current NOI.

Property Exterior



The property features excellent street presence and visibility along Mineola Avenue, with well-maintained exterior and accessible ground-floor retail spaces.

Interior Spaces



The building offers versatile office and retail spaces with professional finishes, suitable for a variety of tenant types and business uses.

Investment Highlights

Prime Location

Roslyn Heights offers strong demographics, excellent accessibility, and a thriving commercial corridor with consistent tenant demand.

Value-Add Potential

Current rents significantly below market present immediate opportunity to increase NOI by over 200% through strategic leasing.

Diversified Income

19 units across office and retail uses provide stable, diversified cash flow with reduced vacancy risk.

Established Asset

Well-maintained property with proven operational history and strong fundamentals in a desirable Long Island market.

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