

# 445

CENTRAL AVENUE  
CEDARHURST, NY

RETAIL BUILDING FOR SALE

Colliers





PREMIER LOCATION SITUATED  
ON CENTRAL AVENUE WITH  
PROMINENT FRONTAGE AND  
HIGH VISIBILITY.

Total Building:	+/- 57,000 SF
Size: Lot Size:	+/- 0.46 Acres
Stories:	3
Taxes:	\$205,514

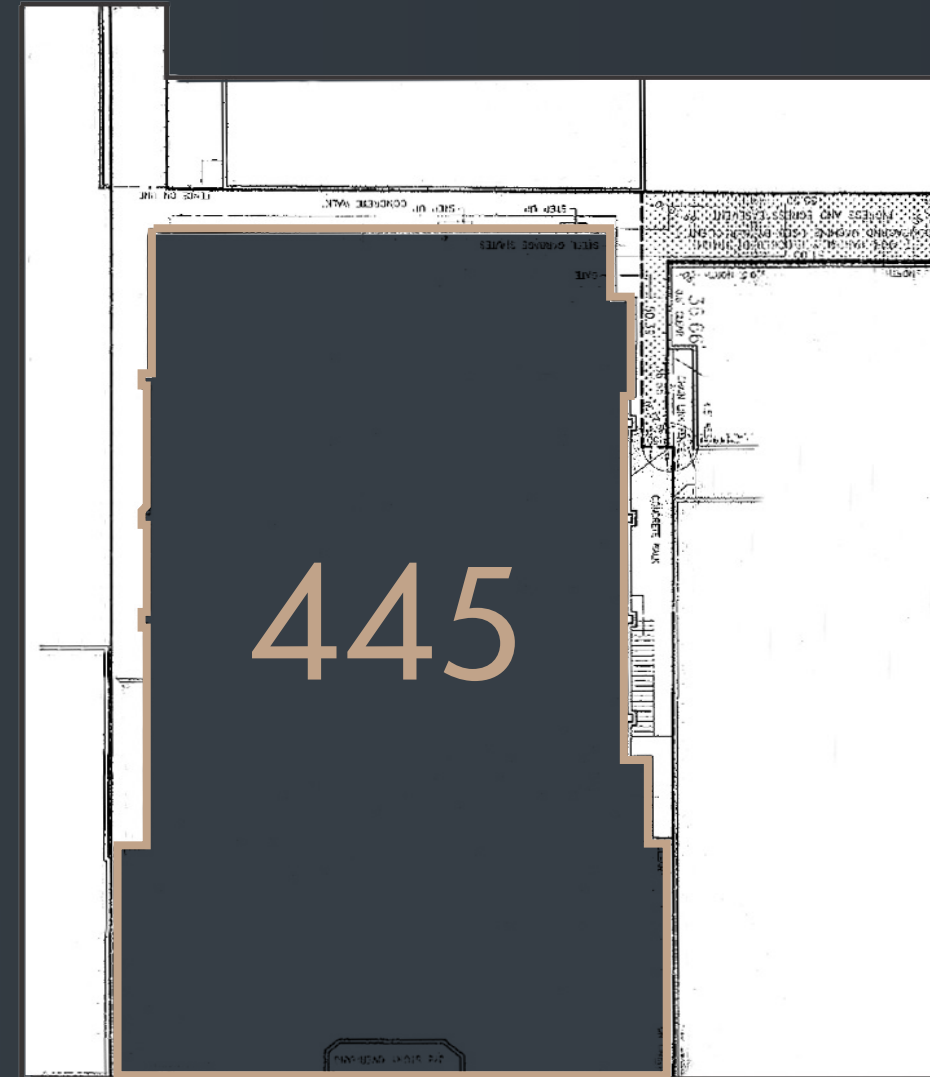


- Nestled in the heart of Cedarhurst and the most sought after area in the Five Towns.
- Property is centrally located, offering easy access to all popular shopping destinations, restaurants and entertainment options.
- Property boasts an esteemed tenant roster with secure, strong tenant leases in place.
- Conveniently positioned just a 3 minute stroll to Cedarhurst Train Station.

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.







COLUMBIA AVENUE

CENTRAL AVENUE



## PROJECTED INCOME & EXPENSES

*Projected Income:*     **\$1,470,000**

Taxes:                         \$205,514

### Expenses

Utilities:                     \$138,397.61                 \*no tenant pass throughs on UTL

Water/Sewer:               \$10,138.87

Carting:                      \$49,819

Maintenance:              \$45,800

Current NOI                  \$563,765.12

Projected ***NOI:***             **\$1,158,728.13**

## PROPERTY BOASTS AN ESTEEMED TENANT ROSTER WITH SECURE, LONG TERM LEASES IN PLACE.

UNIT NO	ROOMS	TENANT
101	4500.00	RH JUDAICA, LLC DBA JUDAICA
102	1500.00	FIVE TOWNS FLORIST, LLC
103	900	OFFI INTERNATIONAL BUYERS
108	552.00	ARROW STRATEGIC, LLC
110	600.00	ANDREWS PROPERTY
111	1900.00	FBR GROUP
112	222.00	RAPPS LAW FIRM, PLLC
201	1883.00	SKE ASSOCIATES, INC
204	2768.00	SFA AGENCY, LLC
205	1200.00	MJYA
206	1358.00	CONSCIOUS HEALTH AND
208	1242.00	DAVID BODENHEIM
209	963.00	FIVE TOWNS JEWISH TIMES
210	1050.00	ONE ISRAEL FUND LTD
215	1120.00	PARADIGM FUNDING GROUP,
216	875.00	ADVANTAGE MEDICAL BILLING
301	252.00	NESHER LLC
302	252.00	MR FRESH LLC
303	280.00	BARRY MAYER
304	280.00	MLS RESOURCES, LLC
305	252.00	NESHER LLC
307	100.00	FRIENDS OF JERUSALEM
309	100.00	AVRAHAM N ROGOFF

UNIT NO	ROOMS	TENANT
310	100.00	DAVID GERSTLEY
318	170.00	COGNITIVE NEUROLOGICAL
327	170.00	THE ADAMS SANDERS LAW FIRM
328	120.00	OLD CITY CAPITAL
332	120.00	BRIGHT FUTURES FIVE TOWNS
334	110.00	KDM REALTY
335	110.00	MB CONSULTING
338	120.00	AARON JONAS
340	120.00	JOSEPH LICHTER/ESTEE
341	120.00	BRIGHT FUTURES OF FIVE
343	120.00	BRIGHT FUTURES OF FIVE
345	120.00	BRIGHT FUTURES OF FIVE
346	120.00	RENATA SANDERS MD PLLC
350	180.00	ABF BEVERAGES
351	168.00	REACH MANAGEMENT
356	140.00	DR FLUENCY AMERICA LLC
357	120.00	DR FLUENCY AMERICA LLC
362	192.00	BEIS SEFER, GOVOHA LEBANOS
366	160.00	BRIGHT FUTURES FIVE TOWNS
367	160.00	PSYCHOLOGICAL EVALUATIONS
BSMT1	570.00	MISTER PROMOTION

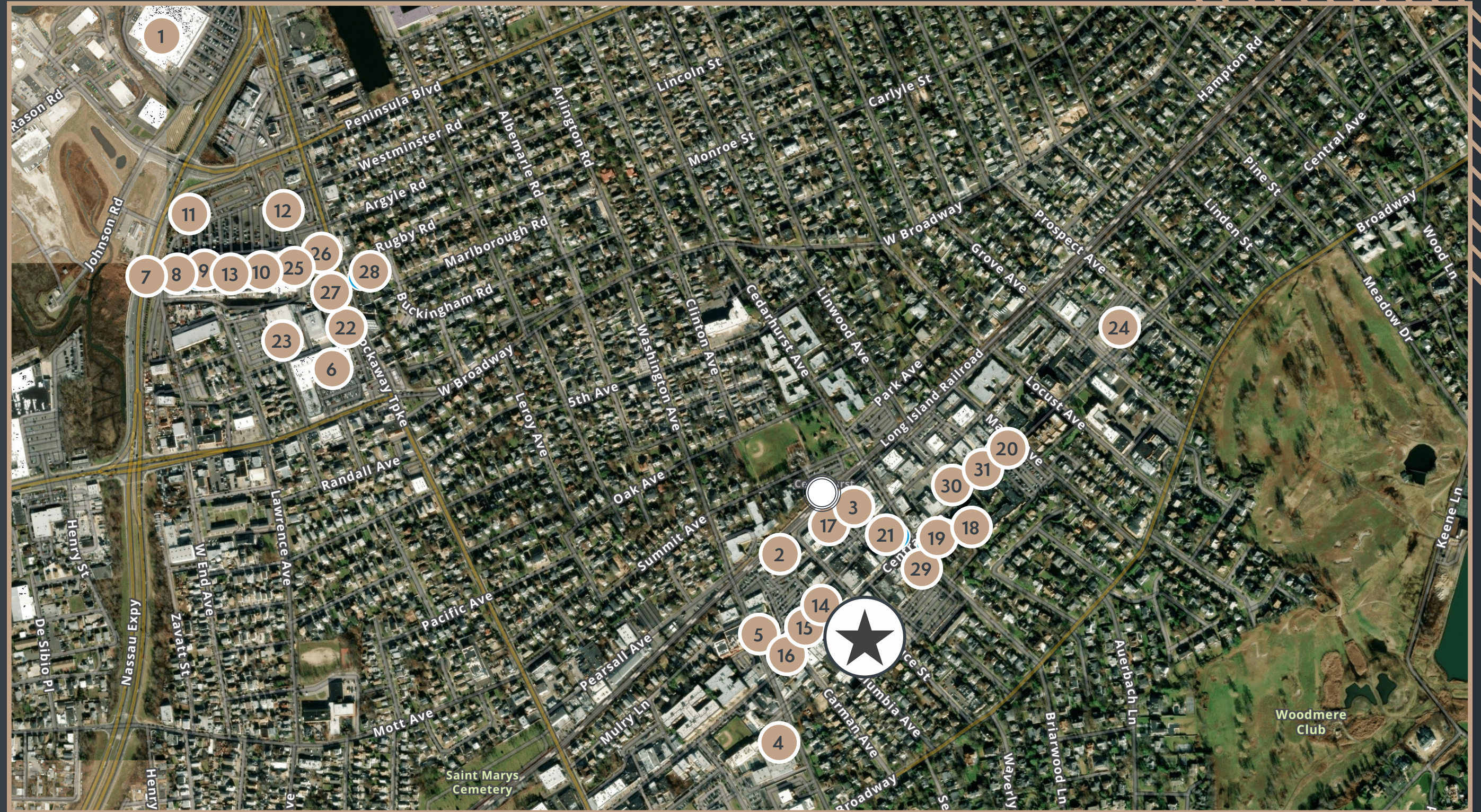












# 445

CENTRAL AVENUE  
CEDARHURST, NY

## JORDAN BARUCH

Senior Vice President

+1 516 284 3446

[jordan.baruch@colliers.com](mailto:jordan.baruch@colliers.com)

Salesperson

## MATTHEW KUCKER

Senior Vice President

+1 516 284 3418

[matthew.kucker@colliers.com](mailto:matthew.kucker@colliers.com)

Salesperson



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.