



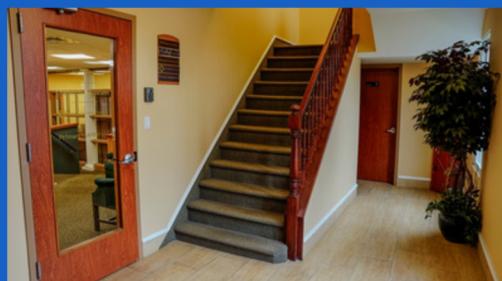
**GLOBAL REALTY
SERVICES, LLC**



**EXCLUSIVE
PROPERTY
FOR SALE**

**241 Rushmore Avenue,
Carle Place, N.Y. 11514**

**ASKING
PRICE:
\$1,500,000**



ABOUT PROPERTY

Fully leased corner office building in great condition. This property is an excellent opportunity to invest in a very high traffic location in gorgeous upcoming area.

PROPERTY DETAILS

GET IN TOUCH
646.479.5456
Davek5555@gmail.com

**4,500 SQFT
2 STORY WALKUP
3 YEAR OLD ROOF
4 CURRENT TENANTS
BRAND NEW ROOF
NEW UPPER LEVEL HVAC
FULL BASEMENT**



FINANCIALS

UNIT 1 - \$2,250/MO

UNIT 2 - \$2,400/MO

UNIT 3 - \$4,000/MO

UNIT 4 - \$3,000/MO

MONTHLY INCOME - \$11,650

GROSS INCOME - \$139,800

ANNUAL EXPENSES

TAXES - \$32,000

INSURANCE - \$8,400

PHONE LINE - \$2,400

LANDSCAPING - \$1,500

REPAIRS - \$4,000

TOTAL EXPENSES - \$48,300

CONTACT - DAVID KRAUSE FOR MORE INFO

P: 646.479.5456 EMAIL: DAVEK5555@GMAIL.COM