

165-167 EAST PARK AVENUE, LONG BEACH, NY 11561

165-167 East Park Avenue



Retail/Office Property For Sale

PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with the property located at 165 East Park Avenue, Long Beach, NY. Boasting a spacious +/-7,000 square foot building, this prime space offers an ideal configuration for retail and office investors. The property features a versatile layout, with office space situated above and two retail spaces below. Zoned AE, the property offers the advantage of being situated in a desirable coastal location, making it an attractive prospect for investors looking to establish or expand their presence in the bustling Long Beach market. With its ample space and prime positioning, this property presents a compelling opportunity for retail and office investors seeking a coveted location in the vibrant Long Beach area.

PROPERTY HIGHLIGHTS

- +/-7,000 square foot building
- Zoned AE
- Prime Long Beach location
- Ideal for retail and street retail investors
- Spacious layout



HedgeStone
COMMERCIAL
REAL ESTATE

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Property Summary

RETAIL PROPERTY FOR SALE

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OFFERING SUMMARY

Sale Price:	\$2,600,000
Number of Units:	3
Lot Size:	3,920 SF
Building Size:	7,000 SF
NOI:	\$161,856.00
Cap Rate:	6.22%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,243	22,589	73,540
Total Population	27,427	55,857	206,223
Average HH Income	\$146,375	\$157,843	\$162,894

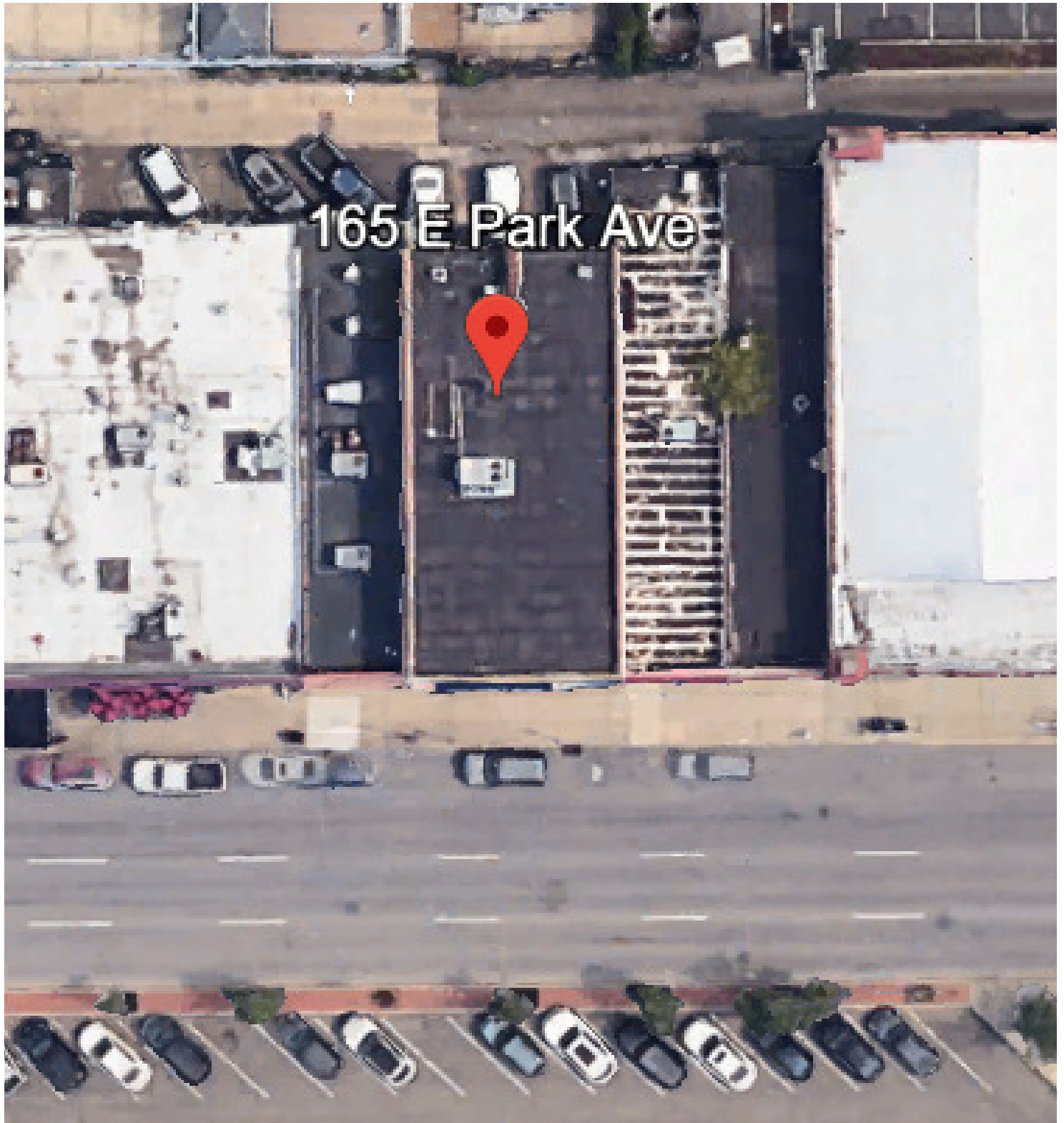
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Aerial Overview

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Rent Roll

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SUITE	TENANT NAME	SIZE SF	ANNUAL RENT	LEASE START	LEASE END
-	Dry Cleaner	2,200 SF	\$65,688	5/1/2026	5/1/2036
-	Boutique	1,300 SF	\$35,035	Month	Month
-	Office	2,200 SF	\$116,472	7/1/2022	6/30/2032
TOTALS		5,700 SF	\$217,195		
AVERAGES		1,900 SF	\$72,398		

Income & Expenses

RETAIL PROPERTY FOR SALE

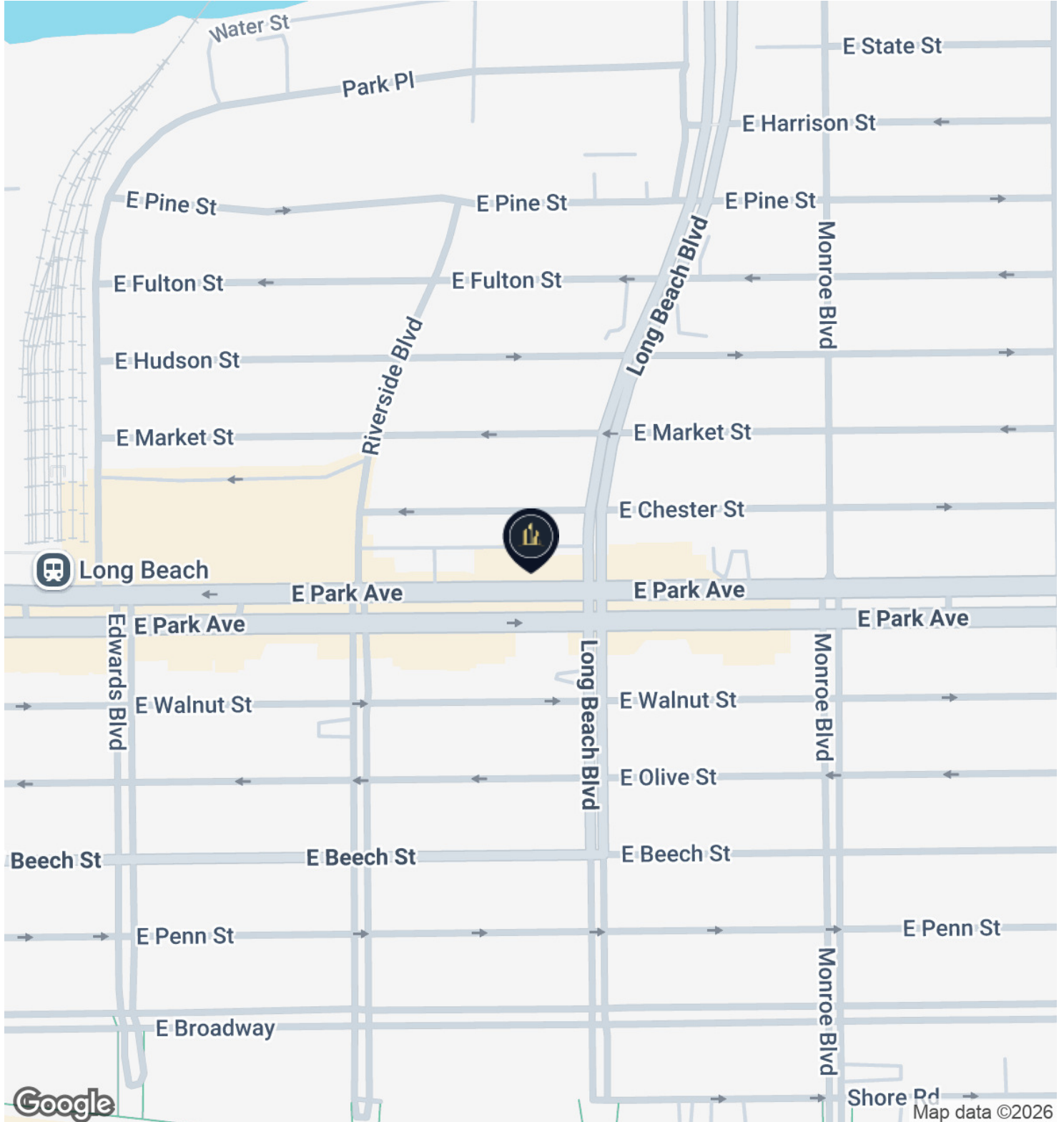
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INCOME SUMMARY	
Vacancy Cost	\$0
GROSS INCOME	\$217,195
EXPENSES SUMMARY	
Taxes	\$44,344
Insurance	\$9,000
Utilities	\$2,000
OPERATING EXPENSES	\$55,344
NET OPERATING INCOME	\$161,856

Location Map

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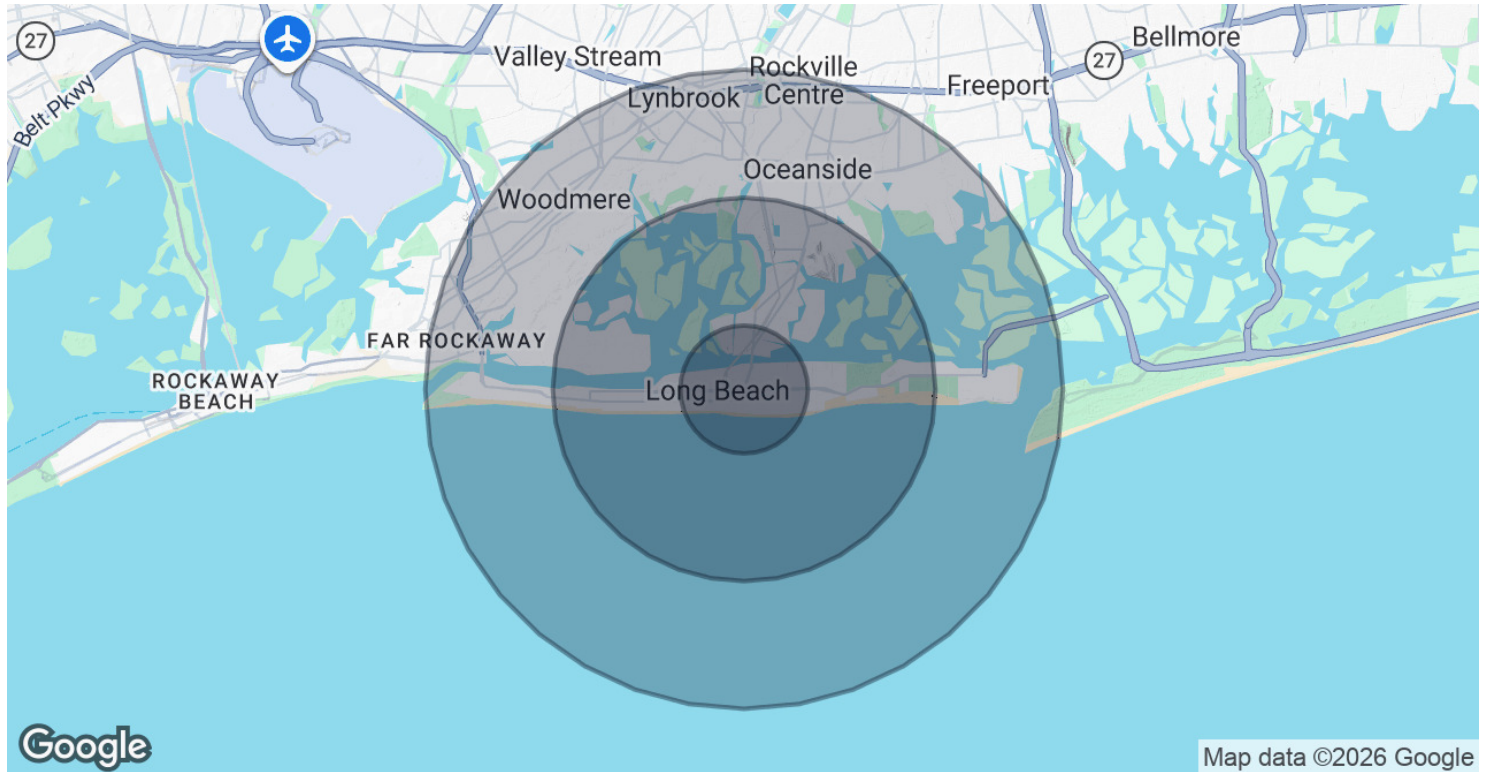
Retailer Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,427	55,857	206,223
Average Age	45.1	45.9	41.7
Average Age (Male)	43.5	43.6	40.3
Average Age (Female)	47.2	48.1	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,243	22,589	73,540
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$146,375	\$157,843	\$162,894
Average House Value	\$681,132	\$703,597	\$706,726

2023 American Community Survey (ACS)

Meet The Team

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