

# FOR SALE

## Downtown Hartsdale Location



**217-221 East Hartsdale Ave  
Hartsdale, NY 10530**

**HP** HOULIHAN-PARNES  
PROPERTIES

**4 West Red Oak Lane Suite 200  
White Plains, NY 10604  
914-694-4200  
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# 221 East Hartsdale Avenue Hartsdale, NY

## *Office/Retail*

**Location:** The retail center is in the Town of Wallkill in Orange County, NY on Route 211 East and the corner of Stone Ridge Road. The building is approximately a mile from the Galleria at Crystal Run Mall and Crystal Run medical campus with easy access Route 17 and Interstate 84.

**Description:** The building consists of 8 retail tenants with approximately 14,300 rentable square feet on 1.94 Acres. The parking lot consists of 100 parking spaces of which 4 are handicap spaces.

<b><u>Total Income:</u></b>	Base Rent:	\$	415,641
	Tax Contributions:	\$	450
	Contributions:	\$	5,423
	Parking Income:	\$	44,844
	<b>Total Income:</b>	<b>\$</b>	<b>466,358</b>

<b><u>Estimated Expenses:</u></b>	Real Estate Taxes:	\$	87,121
	All Utilities:	\$	23,558
	Insurance:	\$	26,027
	Water:	\$	5,208
	Repairs/Maintenance/Elevator:	\$	36,358
	<u>Admin/Professional:</u>	<u>\$</u>	<u>8,005</u>
	<b>Total Estimated Expenses:</b>	<b>\$</b>	<b>186,277</b>

**Net Operating Income:** \$ 280,081

**Notes:** The property operates on a gas water heated boiler for the winter season and a roof mounted central AC system in the summer for the 2<sup>nd</sup> floor only. All retail tenants maintain their own utilities.

### Building upgrades:

New electric service  
New 2<sup>nd</sup> floor bathrooms  
Lobby, staircases and basement areas painted  
New LED lighting in 2<sup>nd</sup> floor common area hallways  
Retail New 4" wet sprinkler line

**Asking Price:** \$4,000,000

**RENT ROLL**  
**221 East Hartsdale Avenue, Hartsdale, NY**

Tenant	SF	Monthly Rent	Annual Rent	End Date
Rad Art - #217A Art & Frame Store	1970	\$ 7,800.00	\$ 93,600.00	12/31/2026
NH44 Hartsdale - #219 Indian Restaurant	1345	\$ 5,120.00	\$ 61,440.00	1/31/2026
		\$ 5,275.00	\$ 63,300.00	1/31/2027
		\$ 5,430.00	\$ 65,160.00	1/31/2028
		\$ 5,560.00	\$ 66,720.00	1/31/2029
		\$ 5,725.00	\$ 68,700.00	1/31/2030
		\$ 5,900.00	\$ 70,800.00	1/31/2031
		\$ 6,070.00	\$ 72,840.00	1/31/2032
Jiffy Station Cleaners - #219A	1345	\$ 4,057.46	\$ 48,689.52	4/30/2026
Psns Donuts - # 221	1450	\$ 5,970.26	\$ 71,643.12	4/30/2026
Dunkin		\$ 6,149.37	\$ 73,792.44	4/30/2027
		\$ 6,333.85	\$ 76,006.20	4/30/2028
		\$ 6,523.87	\$ 78,286.39	4/30/2029
		\$ 6,719.58	\$ 80,634.98	4/30/2030
		\$ 6,921.17	\$ 83,054.03	4/30/2031
		\$ 7,128.80	\$ 85,545.65	4/30/2032
		\$ 7,342.67	\$ 88,112.02	4/30/2033
		\$ 7,562.95	\$ 90,755.38	4/30/2034
		\$ 7,789.84	\$ 93,478.04	4/30/2035
		\$ 8,023.53	\$ 96,282.38	4/30/2036
		\$ 8,264.24	\$ 99,170.85	4/30/2027
		\$ 8,512.16	\$ 102,145.98	4/30/2038
Lash & Beauty Bubble - Suite A	1667	\$ 3,914.00	\$ 46,968.00	4/30/2026
		\$ 4,031.42	\$ 48,377.04	4/30/2027
		\$ 4,152.36	\$ 49,828.32	4/30/2028
		\$ 4,276.93	\$ 51,323.16	4/30/2029
Dr. Arlene Schwartz - Suite B Hartsdale Eye Doctor	1188	\$ 3,200.00	\$ 38,400.00	MTM
			\$ -	
Daulitas Capital Management	935	\$ 2,775.00	\$ 33,300.00	12/31/2025
Eclipsed Sky Studios	1,017	\$ 1,800.00	\$ 21,600.00	12/31/2025
18 Parking Space Rentals - Mthly		\$ 3,736.98	\$ 44,843.76	
<b>TOTAL</b>	<b>10917</b>	<b>\$ 38,373.70</b>	<b>\$ 460,484.40</b>	