



## 20 Bryant Ave

20 Bryant Ave., Roslyn, NY 11576

Prime Investment or User Property – Multi-Use Building

- Highly Volume traffic area in the Village of Roslyn
- Just off Northern Blvd.
- Recently Renovated
- 6-8 car parking, on premises &
- Large Town municipal lot diagonally across the street

Price: \$1,574,000  
 Property Type: 2 Commercial Retail + 2 Rental Apartments  
 Property Subtype: Storefront Retail/Office/Residential  
 Building Class: C  
 Sale Type: Investment or Owner User  
 Cap Rate: 6.80%  
 Lot Size: .09 AC  
 Gross Bldg. Area: 3,617 SF  
 No. Stories: 3  
 Utilities: Separate meters for electric & gas  
 New Hot water heater tank servicing building  
 New Sewer line  
 Year Built: 1930  
 Tenancy: Multi  
 Parking Ratio: 2.21/1,000sf  
 APN/Parcel: 2241-20-001-00-0001-0



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 1468 Northern Blvd.  
 Manhasset, NY 11576



New: Floor & HVAC Split system in ground floor office/retail space

# COMPASS COMMERCIAL



South view



Parking Lot



Ground Floor Retail/Office



Retail Tenant



Rental apartments



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# COMPASS COMMERCIAL

4/9/2026

DRAFT

FOR DISCUSSION PURPOSES ONLY!

Project Name:	<b>20 Bryant Ave</b>	<b>SF</b>	<b>Acres</b>	<b>Land SF</b>	Parcel ID:	2241-20-001-00-0001-0
	<b>Parking</b>	<b>3,617</b>	<b>0.92</b>		Section	20
	<b>8</b>				Block	1-0
	<b>Total</b>				Lot	1
Locations:	<b>Roslyn, NY 11576</b>				Acres	0.09
	<b>3 Stories</b>				Lot Size:	3,920
Type:	<b>Highly Trafficked Building with Storefronts &amp; Apartments. Recently renovated 8 car parking on premises + Town Municipal lot across the Street.</b>					<b>80' Frontage on Bryant Ave</b>

Acquisition:	<u>City</u>	<u>Price</u>	<u>CAP RATE</u>
	Roslyn	\$1,574,000	
Investment			<u>ASKING PRICE</u>
			<u>\$1,574,000</u>
			<u>6.81%</u>

## REVENUE

	<u>Units SF</u>	<u>Notes</u>	<u>MONTHLY RENT</u>	<u>LEASE START</u>	<u>LEASE END</u>	<u>MONTHLY INCOME</u>	<u>ANNUAL INCOME</u>	<u>Annual Prctg Increase, if any</u>
Retail 1	1,100	Proforma Rent	\$3,900			\$3,900	\$46,800	
Retail 2	500	Ground Leased	\$2,900	1/10/25	12/31/29	\$2,900	\$34,800	3.00%
	700	Apartment 1	\$2,600	M-M		\$2,600	\$31,200	
	950	Apartment 2	\$2,800	M-M		\$2,800	\$33,600	
<b>TOTALS</b>	<u>3,250</u>		<u>\$12,200</u>			<u>\$12,200</u>	<u>\$146,400</u>	

## EXPENSES

RE Taxes	(\$24,640)
Insurance	(\$10,000)
Utilities/Heat & Hot	(\$4,500)

**Total Expenses** (\$39,140)

**Annual NOI** \$107,260

\* While any information contained herein are derived from sources that are believed to be reliable, neither the undersigned, broker or Seller can or does guarantee that that such information is accurate, and that information is provided without representation or warranty. The value of this investment is dependent upon these estimates and assumptions made above, including zoning & buildable viability. The prospective purchaser is required to conduct their own Due Diligence and verification of these estimates and assumptions, including advice from their own architect, attorney, accountant or other professionals.