

FOR SALE
ASKING PRICE \$6,500,000

26-44 LINCOLN AVENUE

Roslyn Heights, NY 11577 | Long Island



SINGLE-STORY RETAIL CENTER ADJACENT
TO THE ROSLYN-LIRR TRAIN STATION

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Rare Opportunity

Single-Story retail strip center with parking and option to occupy a unit.

Ideal for owner-user!

#2

Prime Roslyn Heights Location

18,125 average annual daily traffic (AADT), adjacent to Roslyn LIRR Station and open campus Roslyn High School

#3

Densely Populated

Located across from newly built residential apartments and surrounded by multi-million dollar homes.

#4

245 FT of Continuous Wraparound Frontage

Provides tremendous visibility and easy access via Locust Street.

#5

Superior Demographics

Located on the North Shore of Long Island with one of the highest per capita incomes.

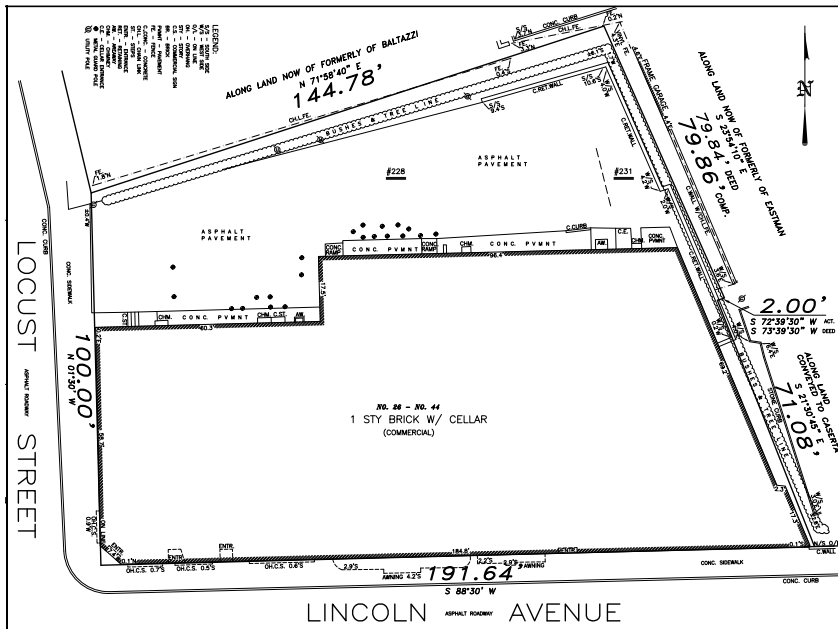
#6

Dedicated Street and Private Parking

Six (6) on site parking spaces and abundant street parking.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	26-44 Lincoln Avenue
Neighborhood	Roslyn Heights
County	Nassau
Section	7
Block	56
Lot	228
Gross Lot SF	20,349 SF (approx.)
Lot Dimensions	191' x 100' (irr.)

BUILDING INFORMATION

Stories	1
Building SF	10,835 SF (approx.)
Commercial Units	7
Dedicated Parking	Six (6) spaces
Year Built	1950

ZONING INFORMATION

Zoning	Business B (B-B)
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TAX INFORMATION

School Taxes (2025)	\$64,233
General Taxes (2024)	\$40,372
Total Property Taxes	\$104,605
Property Class	4

COMMERCIAL REVENUE

UNIT	TENANT	SF (ESTIMATED)	LEASE COMMENCEMENT	LEASE EXPIRATION	RENEWAL OPTIONS	ANNUAL INCREASES	BASE \$/SF	BASE MONTHLY RENT	CURRENT ANNUAL TAX REIMBURSEMENT	TOTAL ANNUAL RENT
S-26	Harbor Hill Cleaners	981	Jan-14	Dec-28	5-Year Option	2.5%	\$54.56	\$4,459	\$341	\$53,846
S-28	Confessions Hair Club	864	Mar-23	May-33	Two 5-Year Options	4%	\$40.43	\$2,912	\$9,631	\$44,575
S-30-32	Spa Ruby	1,923	Feb-12	Jan-27	-	3%	\$45.77	\$7,336	\$4,839	\$92,876
S-36	Turquoise Persian Grill	3,163	Jul-23	Jun-43	10-Year Option	3%	\$32.25	\$8,500	\$720	\$102,720
S-38	Matador Cigars	1,561	Jun-18	May-28	5-Year Option	4%	\$48.66	\$6,328	\$2,104	\$78,046
S-40	Jewish Student Lounge	1,611	Jan-23	Dec-25	-	5%	\$27.38	\$3,675	\$441	\$44,541
S-44	Vacant	2,869	-	-	-	-	\$35.00	\$8,368		\$100,415
TOTAL		13,147								
									Gross Monthly Commercial Revenue	\$43,085
									Gross Annual Commercial Revenue	\$517,018
Vacant		Projected							Average Rent Per SF (Gross)	\$39

EFFECTIVE GROSS INCOME

	GSF	\$ / SF	ANNUAL GROSS RENT
Gross Annual Commercial Income	13,147	\$39.33	\$517,018
Less General Vacancy / Credit Loss (3.0%)		\$(1.18)	\$(15,511)
Effective Gross Annual Commercial Income		\$38.15	\$501,508

EXPENSES

TYPE	ACTUAL	% OF EGI	\$ / SF	ANNUAL
Property Taxes	24/25 Actual	20.86%	\$7.96	\$104,605
Insurance	Per Ownership	0.91%	\$0.35	\$4,550
Utilities	Per Ownership	0.56%	\$0.21	\$2,800
Repairs & Maintenance	Per Ownership	0.70%	\$0.27	\$3,500
Management	Per Ownership	2.68%	\$1.02	\$13,458
TOTAL EXPENSES		25.71%	\$9.81	\$128,913
NET OPERATING INCOME				\$372,595

26-44 LINCOLN AVENUE
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ERIC DELAFRAZ

edelafranz@ripcony.com
718.663.2653

FOR FINANCING INQUIRIES:

ADAM HAKIM

ahakim@ripcony.com
646.290.2011

JAMES MURAD

jmurad@ripcony.com
646.290.2012