



145 MAIN ST, PORT WASHINGTON, NY

FOR SALE: ±9,600 Office Building. \$2,900,000

8.75 CAP. NNN Tenant Lease Signed Until 2031



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FOR SALE: \$2,900,000 NNN Tenant Lease Until 2031 ±9,600 Single Tenant Office Building 8.75 CAP

Property Details:

- \$254,000 NOI
- \$302/SF (Sale)
- Traffic: 14,597 Vehicles/Day
- NNN Tenant: MID-SHIP Group
- New Roof
- New Gas Boiler
- 2-story Building
- Full Basement with Gym
- Renovated in 2016
- Parking: 21 Cars
- Zoned commercial

Highly-visible Corner Lot
0.24 Acre
Walk to the LIRR
Walk to All Amenities

INVESTMENT OPPORTUNITY



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FOR SALE: ±9,600 Single Tenant Office Building



For more information on this exclusive, contact:

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