

FOR SALE
ASKING PRICE \$1,600,000
PRICE PER SF \$369

43 NORTH VILLAGE AVENUE

Rockville Centre, NY 11570 | Long Island



TWO-STORY MIXED-USE BUILDING AT LIRR
IDEAL FOR OWNER/USER OR INVESTOR

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Desirable Retail Corridor in the Heart of Rockville Centre

Amongst the most populated restaurant and bar scene of Rockville Centre with national & local tenancy.

#2

Tremendous Exposure

Located off of sunrise highway with ~40,000 annual average daily traffic (AADT).

#3

Highly Visited Vehicular & Pedestrian Location

At the Rockville Centre Long Island Rail Road Station.

#4

Owner-User or Investment Opportunity

Established restaurant on the ground floor paying \$8,500 per month on a month-to-month basis with vacant second floor office.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

| | |
|------------------|---|
| Property Address | 43 North Village Avenue Rockville Centre, NY 11570 |
| Location | Located on the east side of North Village Ave between Sunrise Highway and South Station Plaza |
| Section | 36 |
| Block / Lot | 295 / 3 |

PROPERTY INFORMATION

| | |
|----------------|--------------------|
| Gross Lot SF | 3,217 SF (approx.) |
| Lot Dimensions | 30' x 108' (irr.) |
| Lot Acreage | 0.074 (approx.) |
| Stories | 2 |
| Building SF | 4,332 SF (approx.) |
| Total Units | 2 |

ZONING INFORMATION

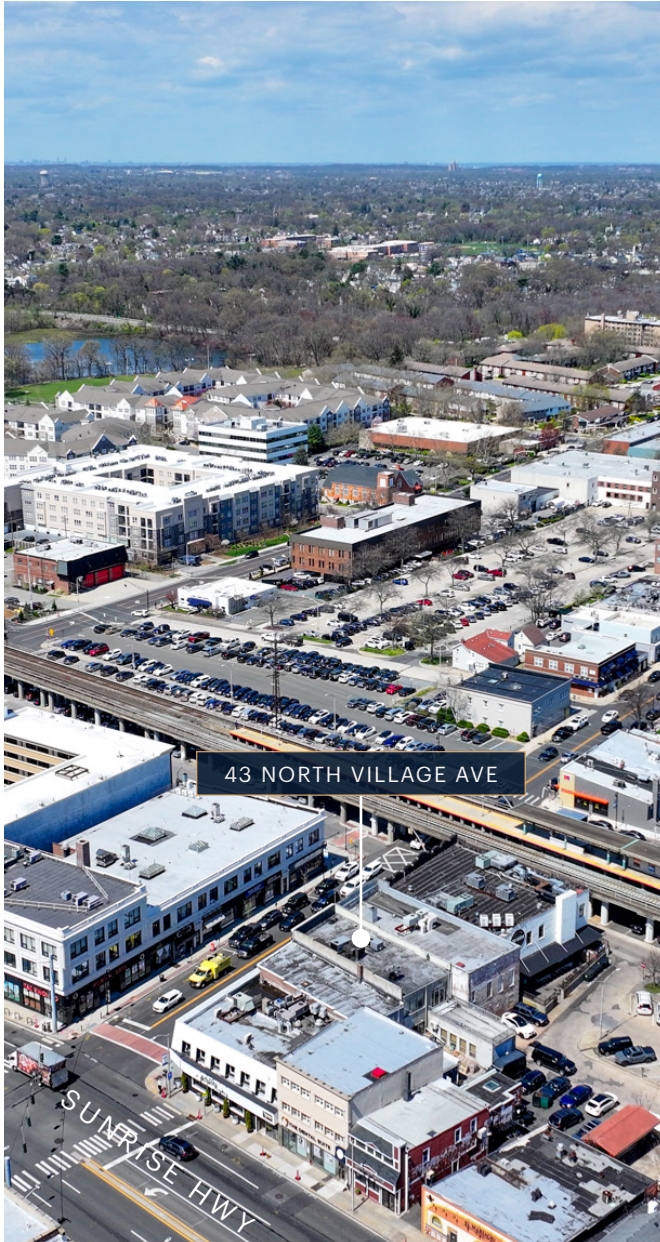
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|--------|------------------|
| Zoning | Business A (B-A) |
|--------|------------------|

PROPERTY TAX INFORMATION

| | |
|----------------------------|----------|
| County Taxes (25) | \$2,913 |
| Town Taxes (25) | \$281 |
| School Taxes (25) | \$31,784 |
| Village Taxes (25) | \$9,360 |
| Annual Property Taxes (25) | \$44,337 |

43 NORTH VILLAGE 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