

926 NASSAU ROAD

UNIONDALE, NY



ASKING PRICE: \$2,950,000

FOR SALE
USER INVESTOR OPPORTUNITY

***PREMIUM THRIFTY BEVERAGE RETAIL LOCATION
ONE OF NASSAU COUNTY'S BUSIEST INTERSECTIONS***

5,356 SF Highly Trafficked Retail & Wholesale Beverage Store



For More Information, Contact:

THOMAS DELUCA
+1 516 319 0998

Thomas.deluca@cushwake.com

BRIAN SARATH
+1 516 319 6315
Brian.sarath@cushwake.com

Cushman & Wakefield of Long Island, Inc.
175 Broadhollow Road, Suite 235
Melville, NY 11747
+1 631 425 1200
cushwake.com

926 NASSAU ROAD

UNIONDALE, NY



ASKING PRICE: \$2,950,000

FOR SALE

HIGHLIGHTS



UNMATCHED EXPOSURE

44,000± vehicles pass by daily on one of Nassau's busiest intersections



EXPANSIVE SPACE

Plentiful retail and warehouse space with additional outdoor storage



ON-SITE PARKING

16 Spaces directly on-site with potential for additional parking



RELIABLE NNN TENANT

Long-term tenant with short-term lease expiring Nov 2029



ASKING PRICE: \$2,950,000

FOR SALE

PROPERTY INFORMATION

LOCATION

Address:	926 Nassau Road, Uniondale, NY 11553
Town:	Town of Hempstead
County:	Nassau County

BUILDING & LOT

Section / Block / Lot:	36 - 152 - 689
Zoning:	Residence Districts (B)
Property Class:	One Story Multi-Use Building (with Finish) Single Occupant (484.14)
Total Building Size:	5,356 SF
Retail Space:	Retail storefront with HVAC for heating & cooling
Warehouse Space:	Warehouse portion with 20' ceilings and gas space heaters
Recycling Space:	Can/bottle recycling redemption center
Lot Size:	.319 Acres / 13,895 SF
Commercial Units:	1
Loading Bays (Drive-in):	1
Stories:	1
Parking (On-site)	16 w/ Additional Storage Lot
Other Features:	Full Fire Sprinkler System, Security System
Year Renovated (Gut Renovated):	2016

PROPERTY TAXES

General Taxes:	\$16,466
School Taxes:	\$21,334
Total Taxes (2025):	\$37,800

LEASE AGREEMENT

Lease Structure:	NNN
Permitted Use:	Distributor of Retail & Wholesale Beer & Soda Beverages
Lease Date:	2014
Initial Term:	10 Years
Dates:	Dec 1, 2014 - Nov 30, 2024
Option to Extend:	5 Additional Years
Extension Dates:	Dec 1, 2024 - Nov 30, 2029
Extension Status	Exercised
Monthly & Annual Rent (25/26):	\$10,942.02 / \$131,304.24
Rent Increases:	4% Yearly

- All real estate taxes including both general and school taxes
- Maintaining liability, fire, and business interruption Insurances
- All utility and maintenance costs, including repairs and improvements
- Licenses/permits for operation, potential legal fees, security systems and more

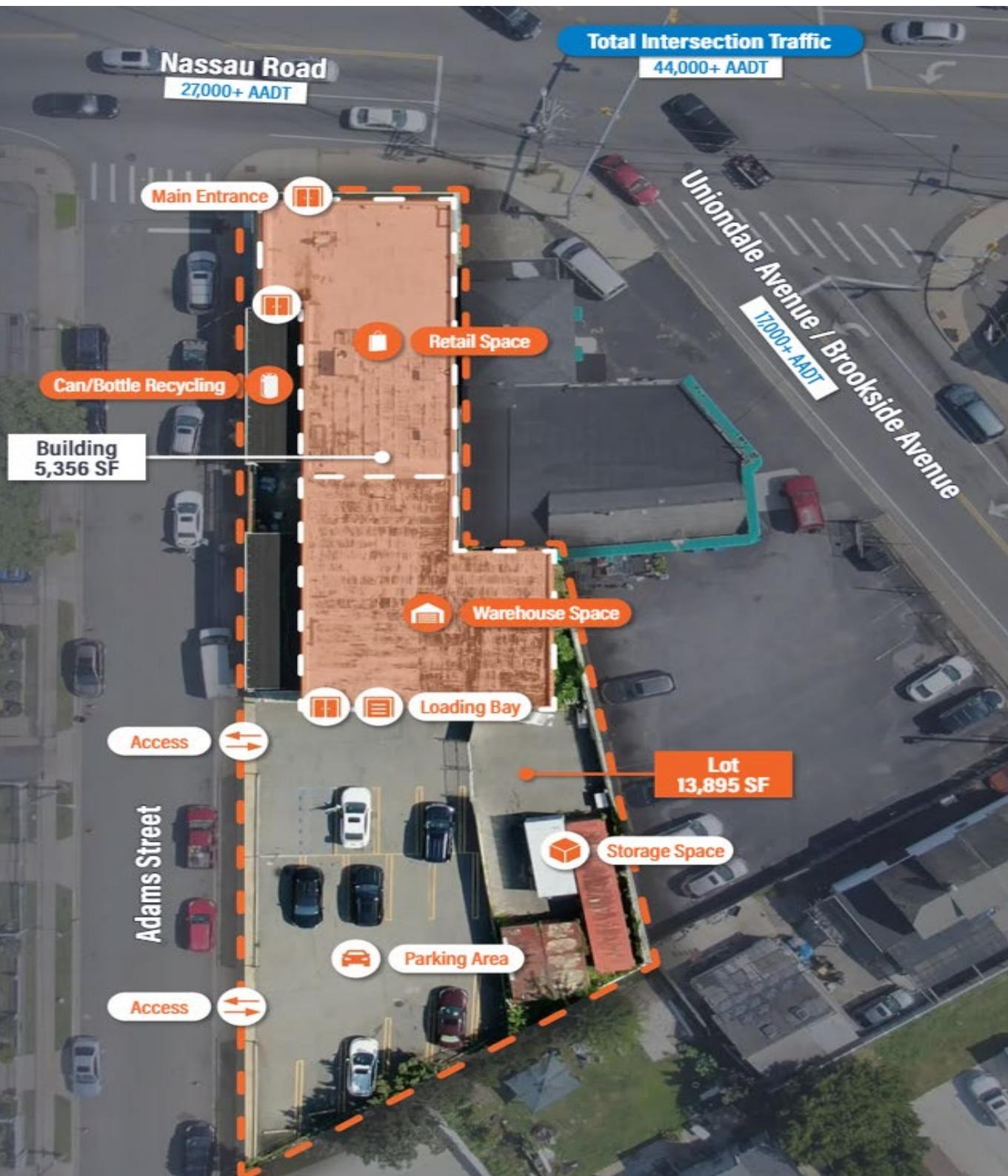
926 NASSAU ROAD

UNIONDALE, NY



ASKING PRICE: \$2,950,000

FOR SALE



926 NASSAU ROAD

UNIONDALE, NY



ASKING PRICE: \$2,950,000

FOR SALE



CERTIFIED TO:

TOWN OF HEMPSTEAD DEPARTMENT OF BUILDINGS

DATE SURVEYED: JANUARY 9th, 2014

GERALD T. O'BUCKLEY
PROFESSIONAL LAND SURVEYORS AND ENGINEERS
43-14 162nd STREET, FLUSHING, NY 11358
TELEPHONE (718) 321-1231, FAX (718) 321-8076
MANAGER: GEORGE STARODUBSKY
TELEPHONE (646) 442-7333, FAX (212) 624-0240

UNIONDALE
TOWN OF HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK



TAX MAP

SECTION 36
BLOCK 152
LOTS 689 - 697

FILED MAP

SECTION
BLOCK
LOT

TITLE NO.

926 NASSAU ROAD

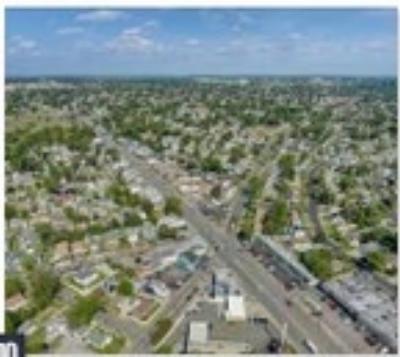
UNIONDALE, NY



ASKING PRICE: \$2,950,000

FOR SALE

PHOTO GALLERY



926 NASSAU ROAD

UNIONDALE, NY



ASKING PRICE: \$2,950,000

FOR SALE

