

**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](mailto:Thomas.deluca@cushwake.com)

BRIAN SARATH  
+1 516 319 6315

[Brian.sarath@cushwake.com](mailto:Brian.sarath@cushwake.com)

Cushman & Wakefield of Long Island, Inc.  
175 Broadhollow Road, Suite 235  
Melville, NY 11747  
+1 631 425 1200  
[cushwake.com](http://cushwake.com)

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## 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



Uniondale Ave  
17,000+ AADT

Nassau Road  
27,000+ AADT

Brookside Ave



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## 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 2,492 SF          |
| Warehouse Space:                | Warehouse portion with 20' ceilings and gas space heaters 2,864 SF  |
| Recycling Space:                | Can/bottle recycling redemption center 1,200 SF                     |
| 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   |

Tenant Responsibilities:

- 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

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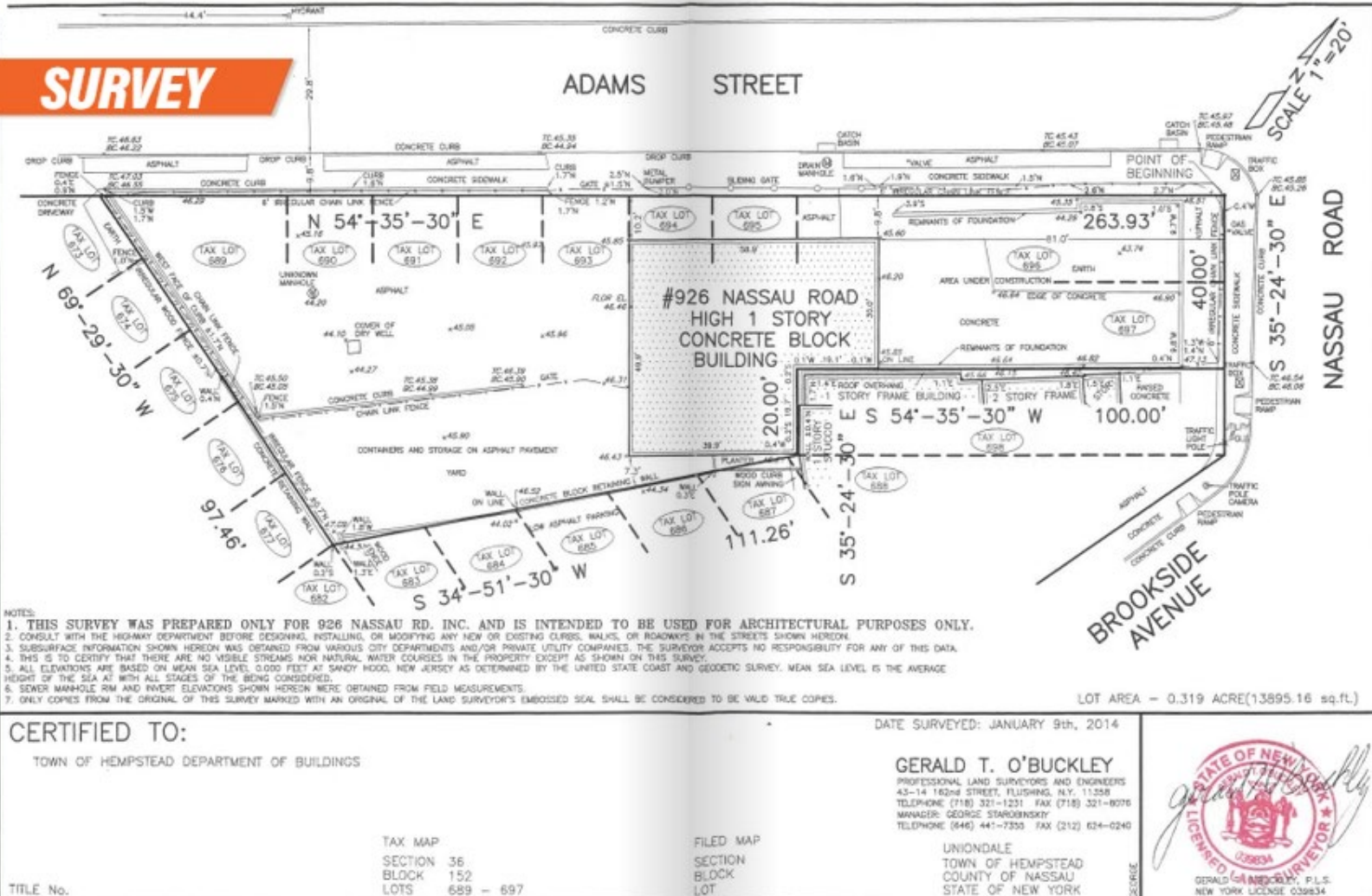
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**SURVEY**



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