

# 24 Main St, Hempstead, NY

Nassau | Long Island



PRESENTED BY

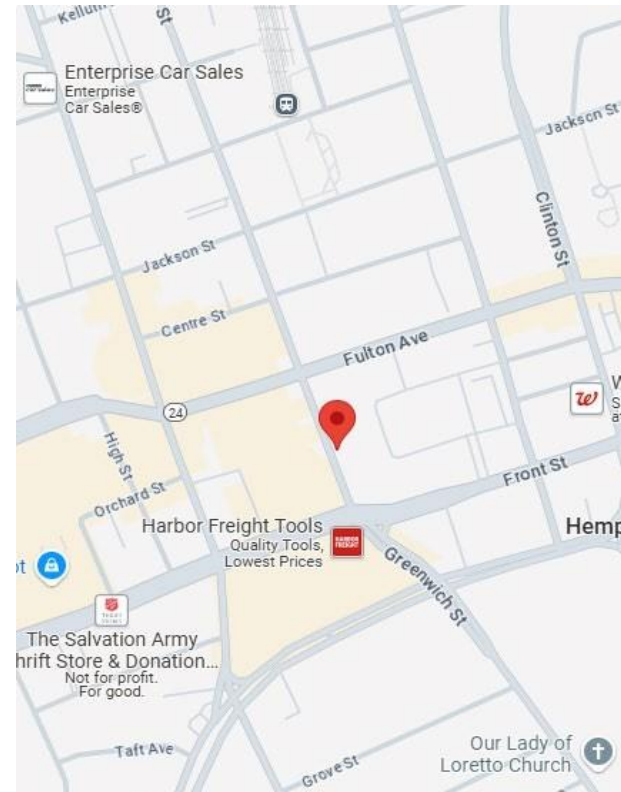
**CURB CAPITAL LLC | EXCLUSIVE LISTING**

## The Offering:

Curb Capital LLC is pleased to exclusively present 24 Main St, a 2-Story Mixed-Use Commercial/Retail building in the Town of Hempstead on Long Island

## Investment Highlights:

- Majority Vacant Commercial Building
- Restaurant leased until 2027
- 26,500 SF Above Ground
- 18,000 SF Basement
- High Ceilings
- Minutes from restaurants, shops, schools, parks, Hofstra, & the LIRR



## Offering Price

# \$4,250,000

## DESCRIPTION

City, State, Zip	Hempstead, NY 11550
Location	Nassau County
Block & Lot	34-340-8
Lot Dimension	120ft x 210ft irregular
Lot Area	21,344 SF
Building Dimension	120ft x 210ft irregular
Building Area	23,115 SF
Number of Stories	2 Stories
Type	Mixed-Use Commercial & Retail
Occupancy	Majority Vacant
U <sup>T</sup> enancy	Restaurant, Law Office, Vacant Commercial
Notes	18,000 SF Basement

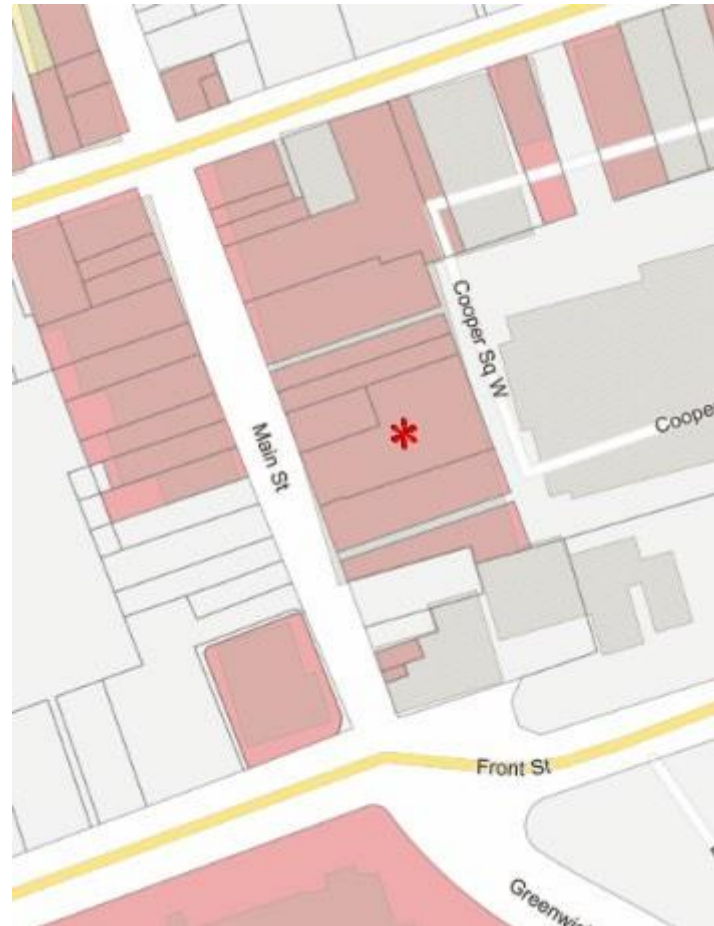
## INVESTMENT OVERVIEW

<b>Current Gross Income</b>	<b>Total Annual Amount</b>
Projected Rent	\$517,740
Vacancy Loss	(\$10,355)
<b>Total Income:</b>	<b>\$507,385</b>

<b>Price</b>	<b>\$4,250,000</b>
Price/SF	\$160.38
Cap Rate	6.18%
GRM	8.2x

### Estimated Operating Expenses

Real Estate Taxes	\$202,454
Repairs & Maintenance	\$10,872
Insurance	\$21,363
Utilities	\$9,742
<b>Total Operating Expenses</b>	<b>\$244,431</b>
<b>Net Operating Income</b>	<b>\$262,954</b>



## RENT ROLL

Unit	Tenant	SF	LXP/Notes	Monthly Rent
1A	Vacant Commercial (Proj. \$23/SF)	18,000	Previous Tenant: Nassau County Traffic Agency	\$34,888.00 (Projected Rent)
1B	Restaurant - Vybez	4,500	2027 / 3% Annual Escalations	\$5,150.00
2	Law Offices	4,000	Month-Month	\$3,107.00
<b>Monthly Total</b>				<b>\$43,145.00</b>
<b>Annual Total</b>				<b>\$517,740.00</b>

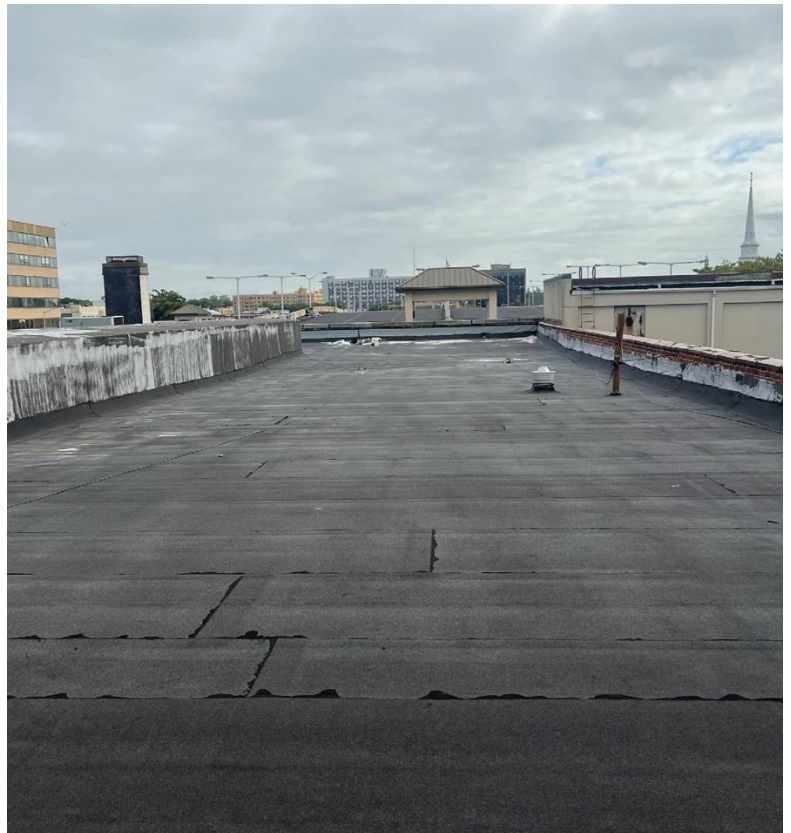


# EXTERIOR IMAGES





# INTERIOR & ROOF IMAGES





# AREA MAPS

