

OFFICE
FOR
SALE



294 Hempstead Ave , Malverne

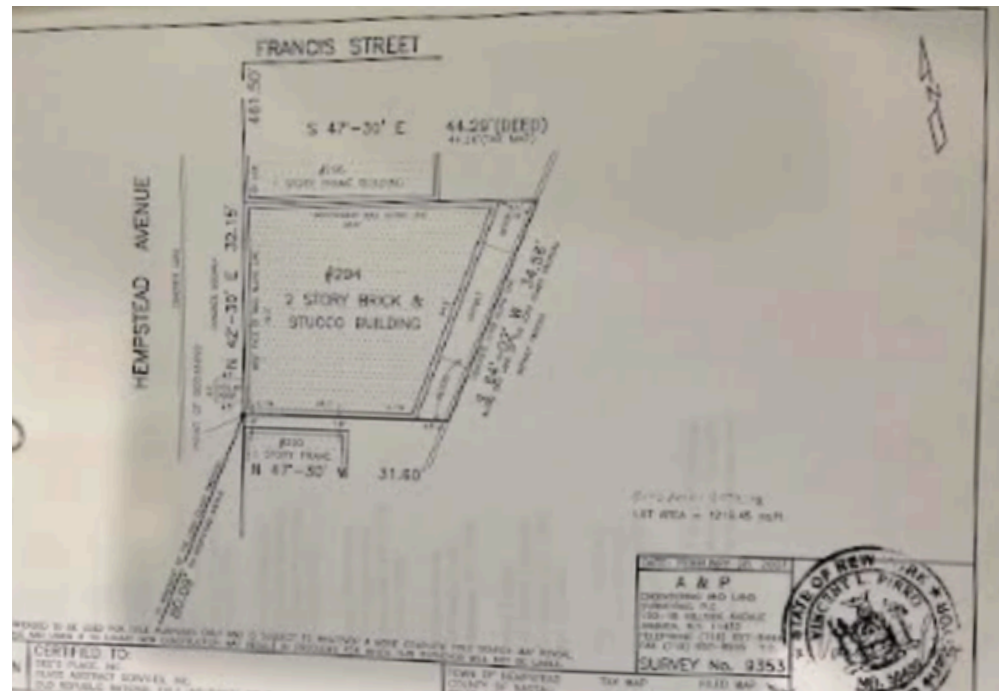


PROPERTY OVERVIEW

OFFICE BUILDING AVAILABLE FOR SALE

- *Excellent user/investor opportunity
- *Pristine Office Spaces
- *Add-Value Property
- *Features office space on two floors with shared basement conference room
- *Can be delivered vacant, or occupied
- *Village of Malverne

Total Size	+/- 3,600SF
Plot Size	+/- 0.03 Acres
Parking	5 on-site, Rear Municipal lot
Zoning	Village of Malverne Business "B"
Municipality	Village of Malverne, Town of Hempstead
RE Taxes (2025/2026)	General: \$1,330.03 School: \$8,364.99 Village: \$6,284.00 Total: \$15,979.02(\$4.44 PSF)
Asking Sale Price	\$1,225,000 (\$340.28) PSF)



RENT ROLL INCOME & EXPENSES

RENTAL INCOME:

Tenant #1-
\$1500 per month, + $\frac{1}{3}$ utilities
= \$18,000 per annum

Tenant #2
\$1500 per month, + $\frac{1}{3}$ utilities
= \$18,000 per annum

Tenant #3
\$850 per month, + $\frac{1}{3}$ of utilities
= \$10,200 per annum

Tenant #4
\$550 per month,
= \$6,600 per annum

Tenant #5 (upstairs)
\$2,150 per month, sub-metered electric and heat
= \$25,800 per annum

TOTAL INCOME: \$78,600 per annum

EXPENSES:

Taxes: \$15,979.02 per annum

Insurance: \$3000 per annum

TOTAL EXPENSES: \$18,979,02

NOI: \$59,620.98

