

BUILDING FOR SALE

118-122 HILLSIDE AVE. WILLISTON PARK, NY 11596

Built 1950



PRICE: \$1.8m, Lot 61 x 98 deep -6360sqft

1 Story; 3 storefronts with basement, bathrooms: no vacancy

.2miles distance to LIRR

High Pedestrian foot traffic. Located in heart of Village of Williston Park

Street or free municipale lot parking (across street)

Tenant uses 2 spots behind building

Annual Taxes(including \$4,349 Village tax): \$44,728.55

Annual Insurance : \$12k Operating expenses total : \$57k

Annual Rental Income: \$131, 376 Leasable area : 5580sq ft

NOI: \$75k Cap Rate: 4.2%

Floor Plan attached:

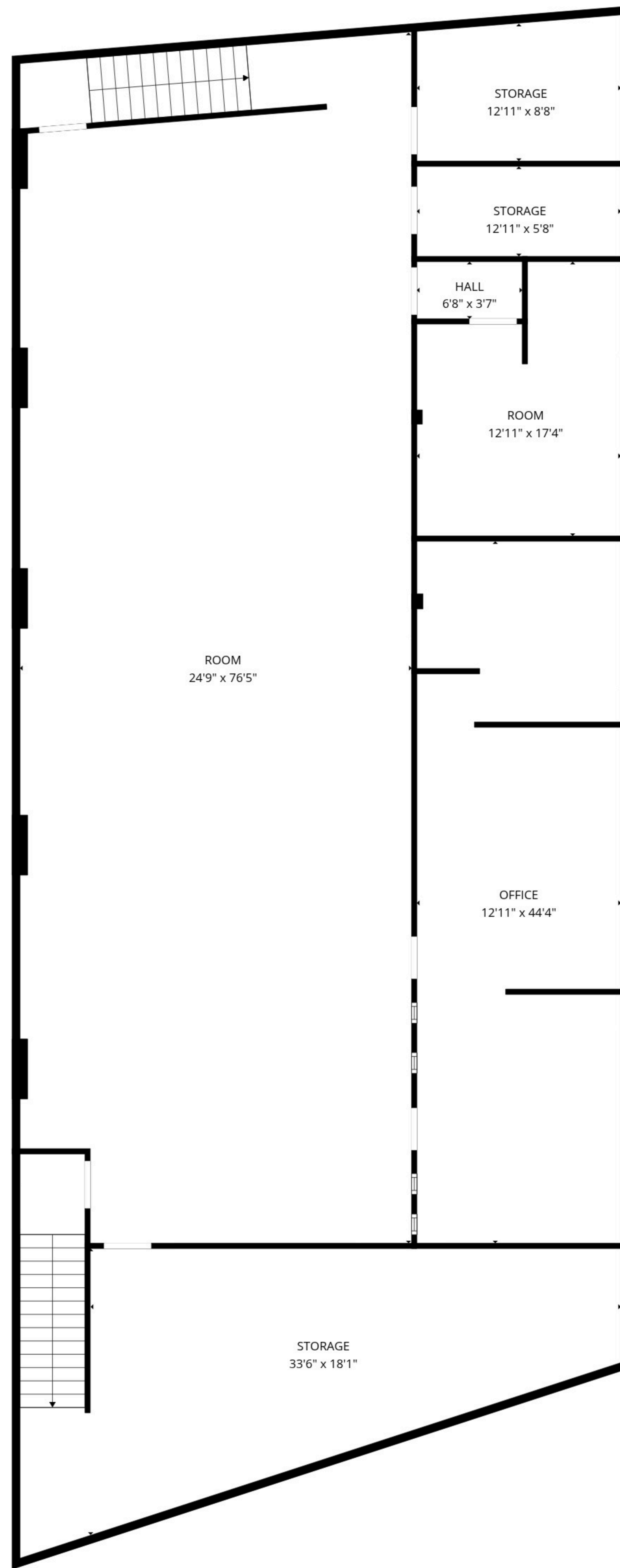
website with walkthrough video: <https://118-122hillside.com/>

CATHY L LATTUCA
LICENSED REAL ESTATE AGENT

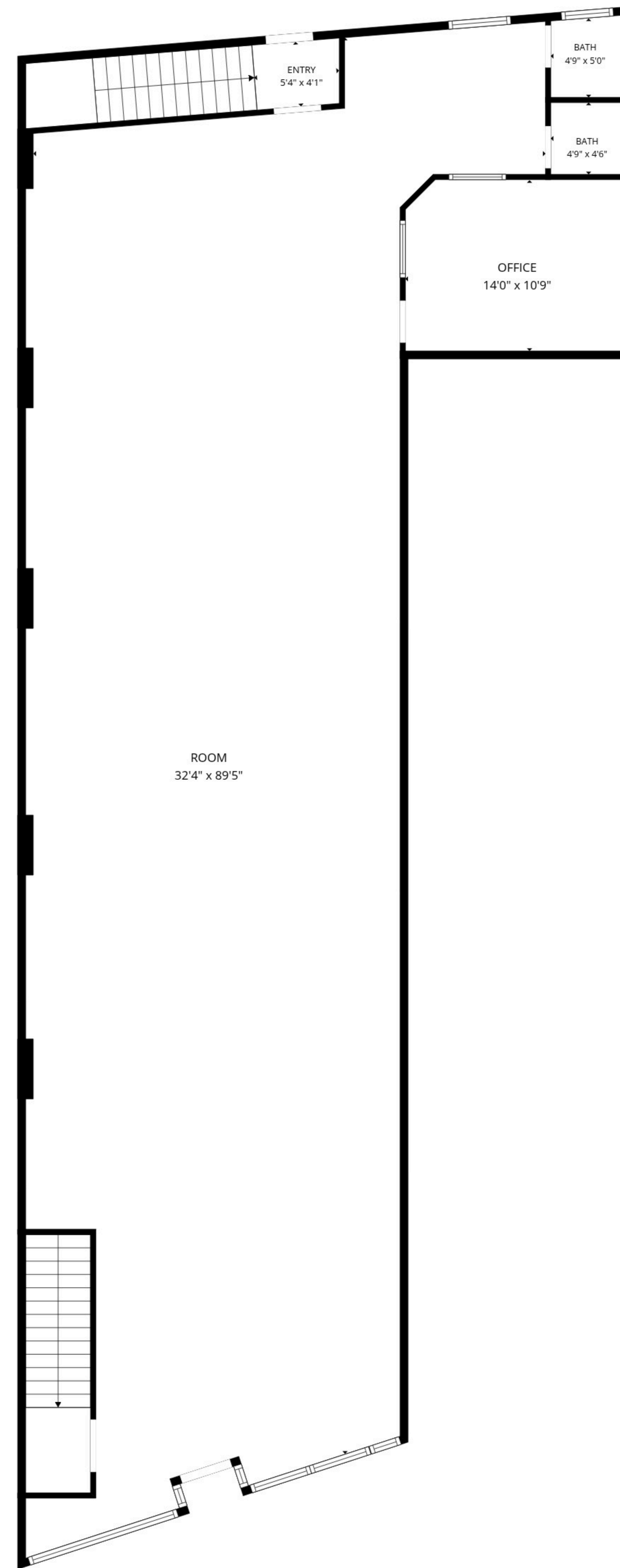
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Basement



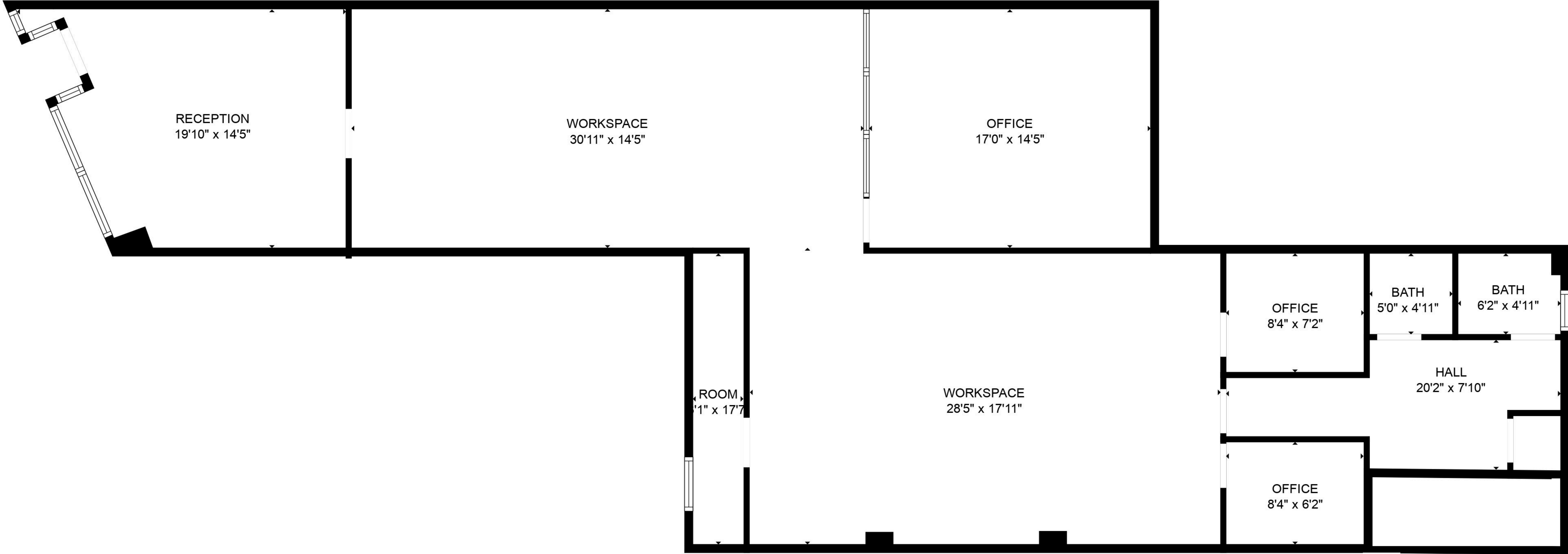
1st floor

TOTAL: 3277 sq. ft

Basement: 828 sq. ft, 1st floor: 2449 sq. ft

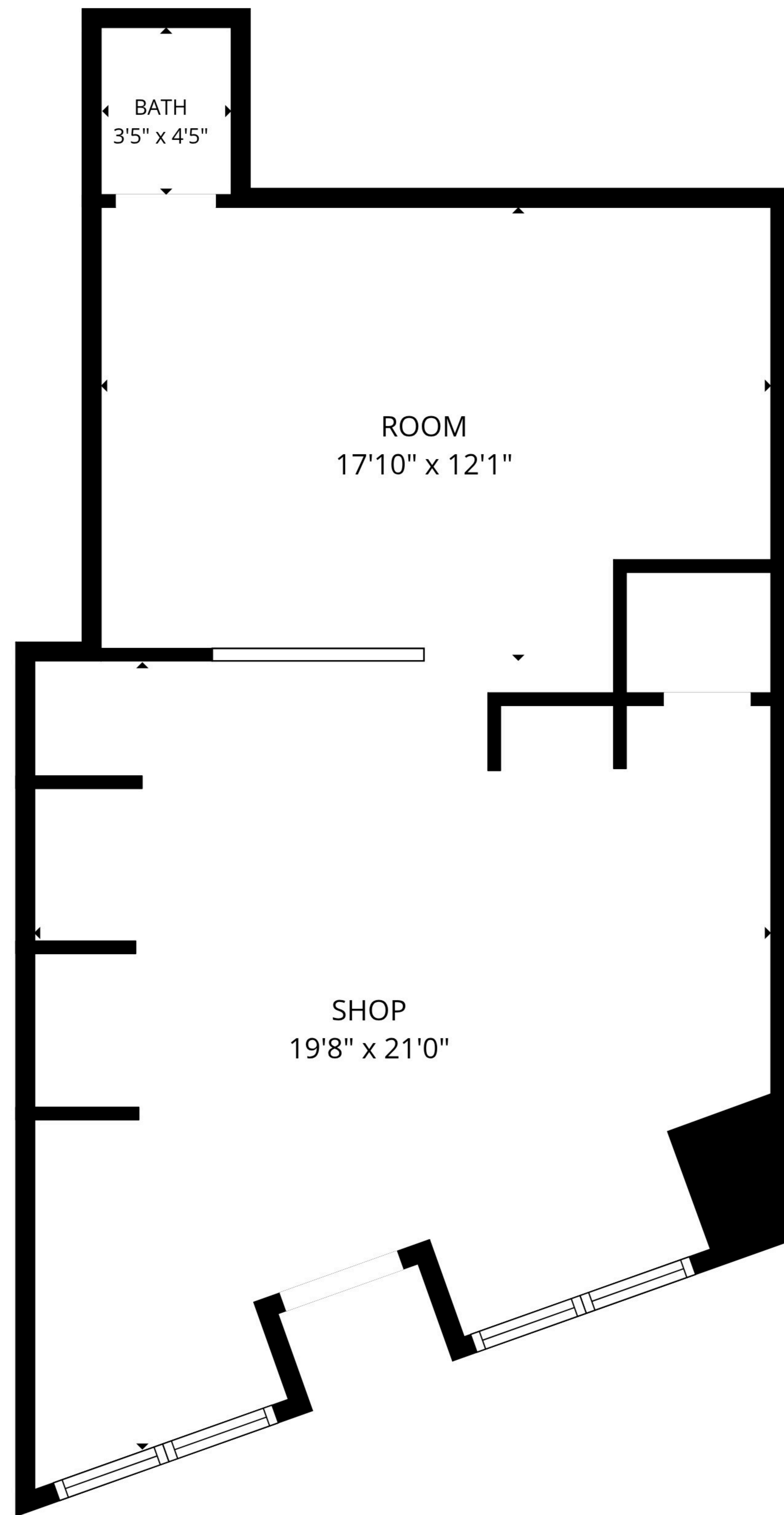
EXCLUDED AREAS: STORAGE: 737 sq. ft, ROOM: 1840 sq. ft, WALLS: 263 sq. ft

120- Hillside ave. (Dance Studio)- 1st floor



2000 sq ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Tailor- 640 sq ft