

B. THE
TEAM
B



RETAIL BUILDING FOR SALE

**95-107 Middle
Neck Rd, Great
Neck, NY 11021**

PROPERTY HIGHLIGHTS

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ABOUT THE PROPERTY

**PRIME LOCATION IN
GREAT NECK**

**5 RETAIL STORES
+ 5 OFFICES**

**LOT SIZE:
92X108ft(9,936 Sqft)**

**BUILDING SIZE:
19,872 Sqft**

NET INCOME: \$606,181

CAP RATE: 6.9%

RENT ROLL

Annual Rent	Monthly Rent	Size
1. \$252,000/year	\$21,000/month	4,500 sqft
2. \$115,608/year	\$9,634/month	2,500 sqft
3. \$33,600/year	\$2,800/month	900 sqft
4. \$48,000/year	\$4,000/month	1,300 sqft
5. \$40,068/year	\$3,339/month	1,000 sqft
6. \$128,952/year	\$10,746/month	4,000 sqft
7. \$91,308/year	\$7,609/month	2,500 sqft
8. \$32,784/year	\$2,732/month	1,100 sqft
9. \$33,372/year	\$2,781/month	1,300 sqft
10. \$28,800/year	\$2,400/month	800 sqft

MONTHLY REVENUE : \$67,041

ANNUAL REVENUE : \$804,492

INCOME & EXPENSES

Gross Income : \$804,492

Expenses

Property Taxes: \$138,310

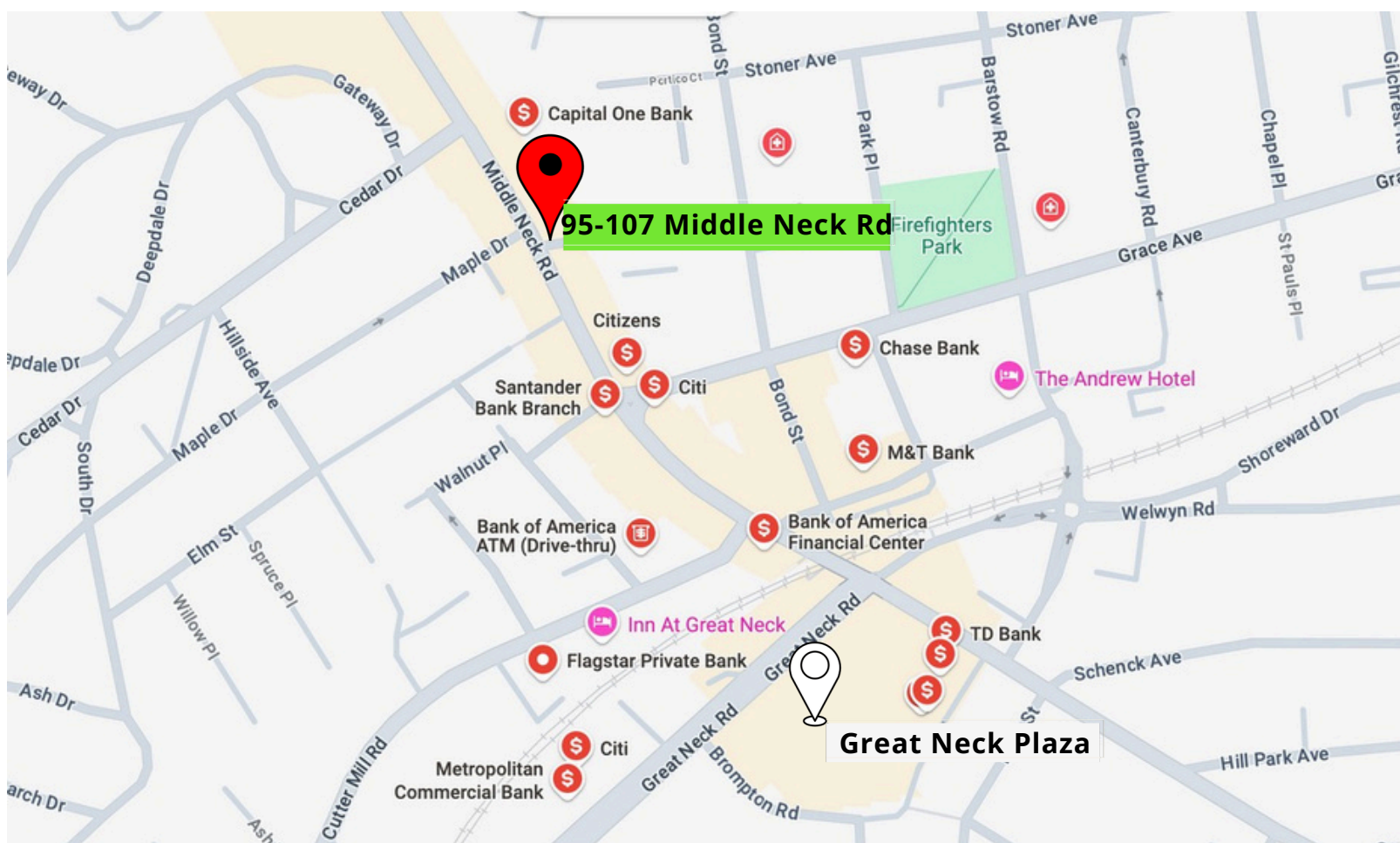
Other expenses: \$60,001

Total Expenses: \$198,311

NET OPERATING INCOME : \$606,181



RETAIL MAP



Property Location

Busy Retail Zone

Residential Zone





EXCLUSIVE AGENTS



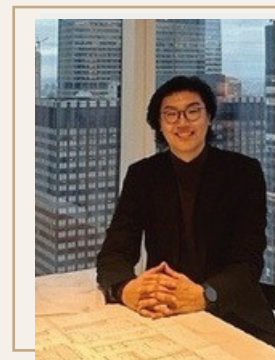
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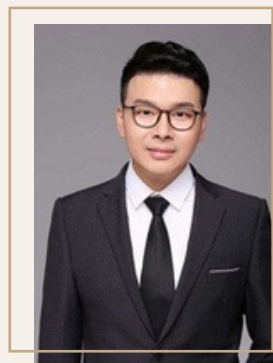


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