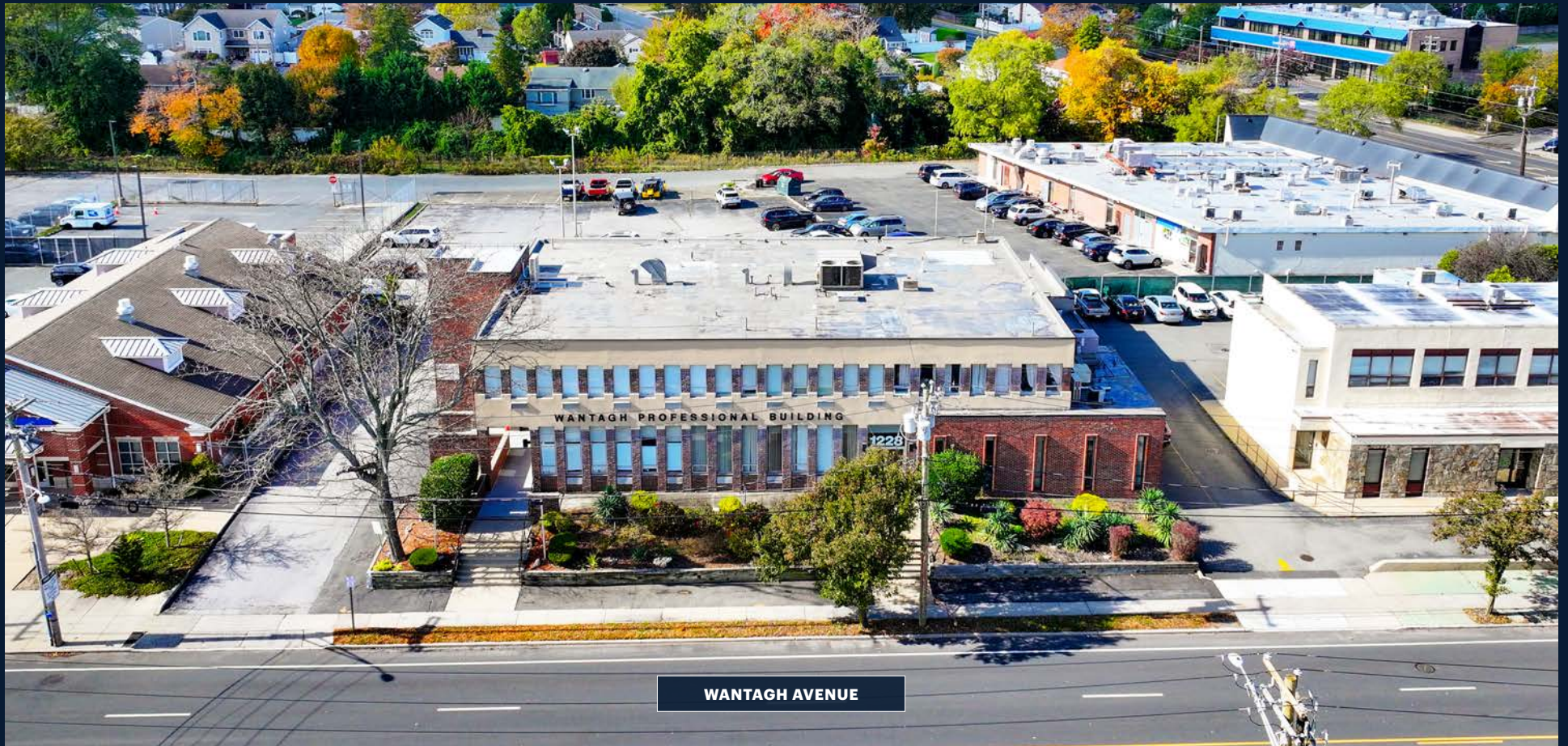


FOR SALE
ASKING PRICE \$4,995,000

1228 WANTAGH AVENUE

Wantagh, NY 11793 | Long Island



PROFESSIONAL OFFICE BUILDING OFF
ROUTE 105 & WANTAGH AVENUE INTERSECTION

RIPCO
INVESTMENT SALES



INVESTMENT HIGHLIGHTS

#1

Well-Maintained Professional Office Building with Ample Parking

#2

Prominent Location

Situated off the Jerusalem (105) and Wantagh Avenue intersection allowing for tremendous exposure, in excess of 30,000 annual average daily traffic (AADT). The property benefits from ~150 feet of frontage on Wantagh Avenue.

#3

Convenient Accessibility

Located within less than one mile from the Wantagh State Parkway, Southern State Parkway, and Route 135.

#4

Highly Visited Intersection

Surrounded by several major shopping centers including Willow Woods Shoppes (ranked top 5% in NY for number of visits), Cherrywood Shopping Center, and Wantagh Woods Plaza, featuring prime local and national brands like Smashbuger, Chipotle, Chase Bank, Petco, Taco Bell, Umberto's Restaurant, Iavarone Brothers, and many more.

1228 WANTAGH AVENUE FOR SALE

PROPERTY SUMMARY

THE OFFERING

Address	1228 Wantagh Avenue Wantagh, NY 11793	
County	Nassau	
Section	56	
Block	462	
Lots	47	48
Property Type	Office	Parking Lot

PROPERTY INFORMATION (Approximations)

Gross Lot SF	19,500	16,800
Total Lot SF	36,065 SF	
Lot Dimensions	150' x 130'	158' x 120'

Stories	2
Building SF	18,450
Number of Units	13

Zoning	Business District (X)
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NYC TAX INFORMATION

School Taxes	\$61,859	\$10,847
General Taxes	\$64,295	\$11,364
Annual Property Taxes	\$126,154	\$22,211
Combined Taxes	\$148,365	



REVENUE

COMMERCIAL REVENUE

Key

Vacant

Projected

UNIT	TENANT	SF	OPTION	LXP	BASE RENT / SF	ANNUAL RENT	MONTHLY RENT
101	Brookstone	1,500	-	Aug-27	\$52	\$78,332	\$6,528
102	Calderone	1,200	-	Aug-28	\$56	\$66,960	\$5,580
104	Lab Corp	2,000	-	Apr-27	\$33	\$65,175	\$5,431
108	Jojo Concepts	1,500		M-M	\$41	\$61,586	\$5,132
110	Vacant	2,000	-	-	\$42	\$84,000	\$7,000
111	Sunrise Therapy	500	-	Jul-26	\$31	\$15,315	\$1,276
201	Plus Group	4,000	-	Feb-26	\$34	\$137,001	\$11,417
204	Plus Group	1,200	-	Aug-26	\$25	\$29,511	\$2,459
202	Conlin	1,200	-	Oct-29	\$28	\$33,000	\$2,750
203	Destination Tennis	750	-	Sep-26	\$21	\$15,597	\$1,300
LL2	Acupuncture	1,200	-	Oct-34	\$28	\$33,600	\$2,800
112	Vacant	750	-	-	\$40	\$30,000	\$2,500
109	Vacant	650	-	-	\$41	\$26,400	\$2,200
TOTAL SF		18,450			Gross Monthly Commercial Revenue		\$56,373
					Gross Annual Commercial Revenue		\$676,477
					Average Rent per SF (Gross)		\$37

Key

Vacant

Projected

INCOME & EXPENSE

COMMERCIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	18,450	\$36.67	\$676,477
Less General Vacancy / Credit Loss (5.0%)		\$(1.83)	\$(33,824)
Effective Gross Annual Commercial Income		\$34.83	\$642,653

OPERATING EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	ESTIMATED
Property Taxes	25/26 Actual	23.09%	\$8.04	\$148,365
Insurance	Per Ownership	2.55%	\$0.89	\$16,418
Labor	Per Ownership	2.99%	\$1.04	\$19,200
Repairs	Per Ownership	1.18%	\$0.41	\$7,579
Utilities	Per Ownership	8.73%	\$3.04	\$56,109
Elevator Inspection & Pest Control	Per Ownership	0.75%	\$0.26	\$4,799
Garbage & Cleaning Supplies	Per Ownership	1.16%	\$0.40	\$7,458
Legal & Other Fees	Per Ownership	0.39%	\$0.14	\$2,500
Miscellaneous	Per Ownership	0.78%	\$0.27	\$5,000
Management	3% of EGI	3.00%	\$1.04	\$19,280
TOTAL EXPENSES		44.61%	\$15.54	\$286,708

NET OPERATING INCOME (PRO FORMA)	\$355,945
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1228 WANTAGH AVENUE
FOR SALE

RETAIL MAP



1228 WANTAGH AVENUE
FOR SALE

EXTERIOR PHOTOS



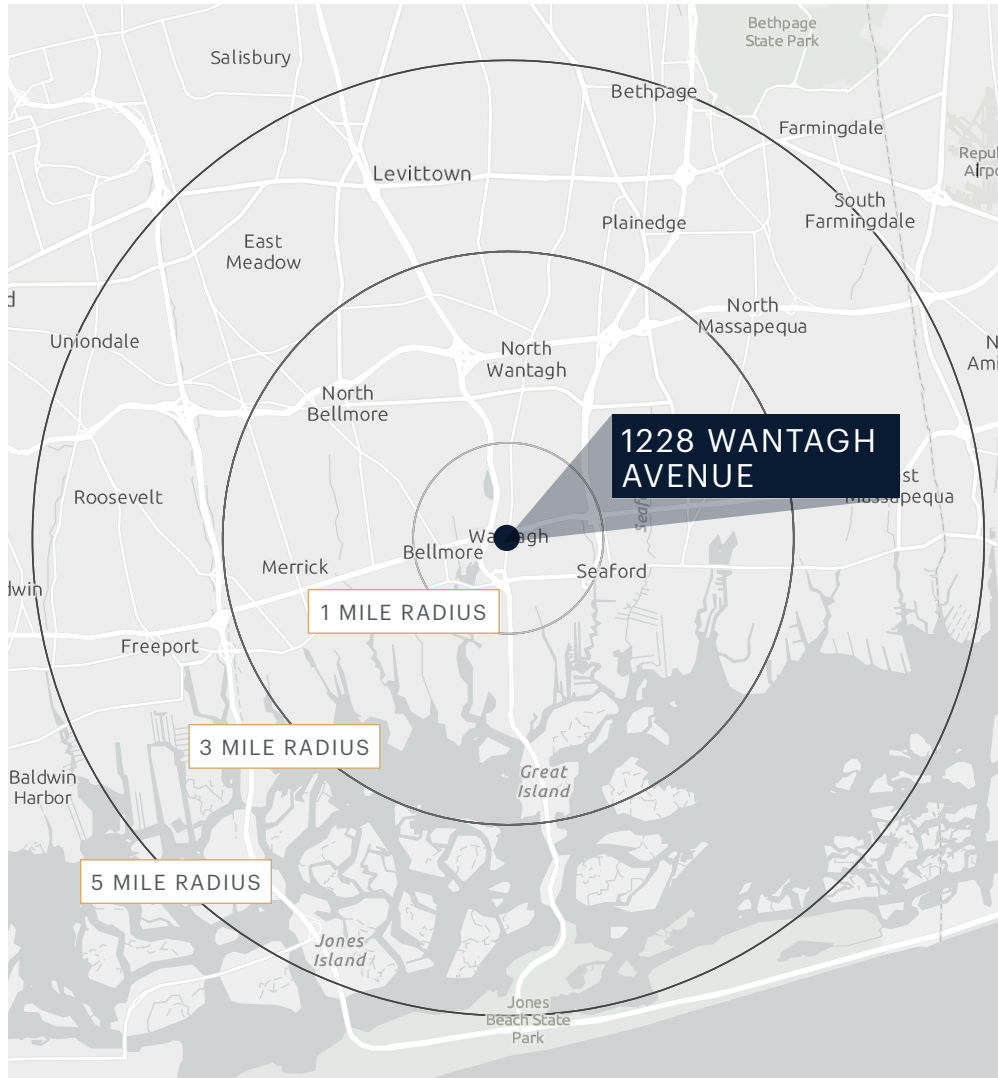
INTERIOR PHOTOS



INTERIOR PHOTOS



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	18,312	186,509	442,813
AVERAGE HOUSEHOLD INCOME	\$196,471	\$192,456	\$181,092
MEDIAN HOUSEHOLD INCOME	\$169,067	\$159,387	\$150,880
2025 TOTAL HOUSEHOLDS	6,294	62,401	143,638
2025 DAYTIME POPULATION	12,988	144,077	363,218

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

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