



## FOR SALE \$995,000

870 W Jericho Turnpike is a 2,500 sqft office building, zoned C6 in the township of Huntington.

Split into two floors plus legal exposed basement, the property lends itself to multiple options.

Currently, the top floor is owner occupied and claims 1000 sqft. The ground floor (1,000 Sqft) and lower level (500 sqft) are currently occupied by a Spa paying \$3,100/M.

The property has approximately 20 parking spots and a very strong 2 - 5 mile demographic of \$153k to \$161k income per household.



- **SBL:** 189/3/6
- **Frontage:** 90ft
- **Depth:** West 108ft / East 93.71ft
- **Lot Size:** 8712 sqft
- **Lease Expiration:** 3/31/22
- **Landlord right to cancel:** 90 Day Bailout
- **Taxes:** \$17,514.69

### Tenant pays:

- 70% of Oil Heat & Water Bill
- 100% of own Electric
- 75% of Sanitation



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