



Lexington Avenue Plaza

3080 Lexington Ave, Mohegan Lake, NY 10547



HOULIHAN LAWRENCE
COMMERCIAL



Ken Lefkowitz

Houlihan Lawrence Commercial
800 Westchester Ave, Suite N 517, Rye Brook, NY 10573
klefkowitz@houlihanlawrence.com
(914) 798-4900



Lexington Avenue Plaza

\$850,000

Prime Mixed-Use Investment Opportunity:

This fully occupied mixed-use building presents a rare opportunity for investors seeking a stable, high-performing asset. Offering a competitive 6.3% capitalization rate, this property is ideal for a 1031 exchange, allowing for the deferral of capital gains while securing consistent cash flow.

The property is well-maintained and fully leased, ensuring immediate income with minimal management demands. Its diversified tenant base mitigates risk, providing a strong foundation for both long-term appreciation and steady rental income growth.

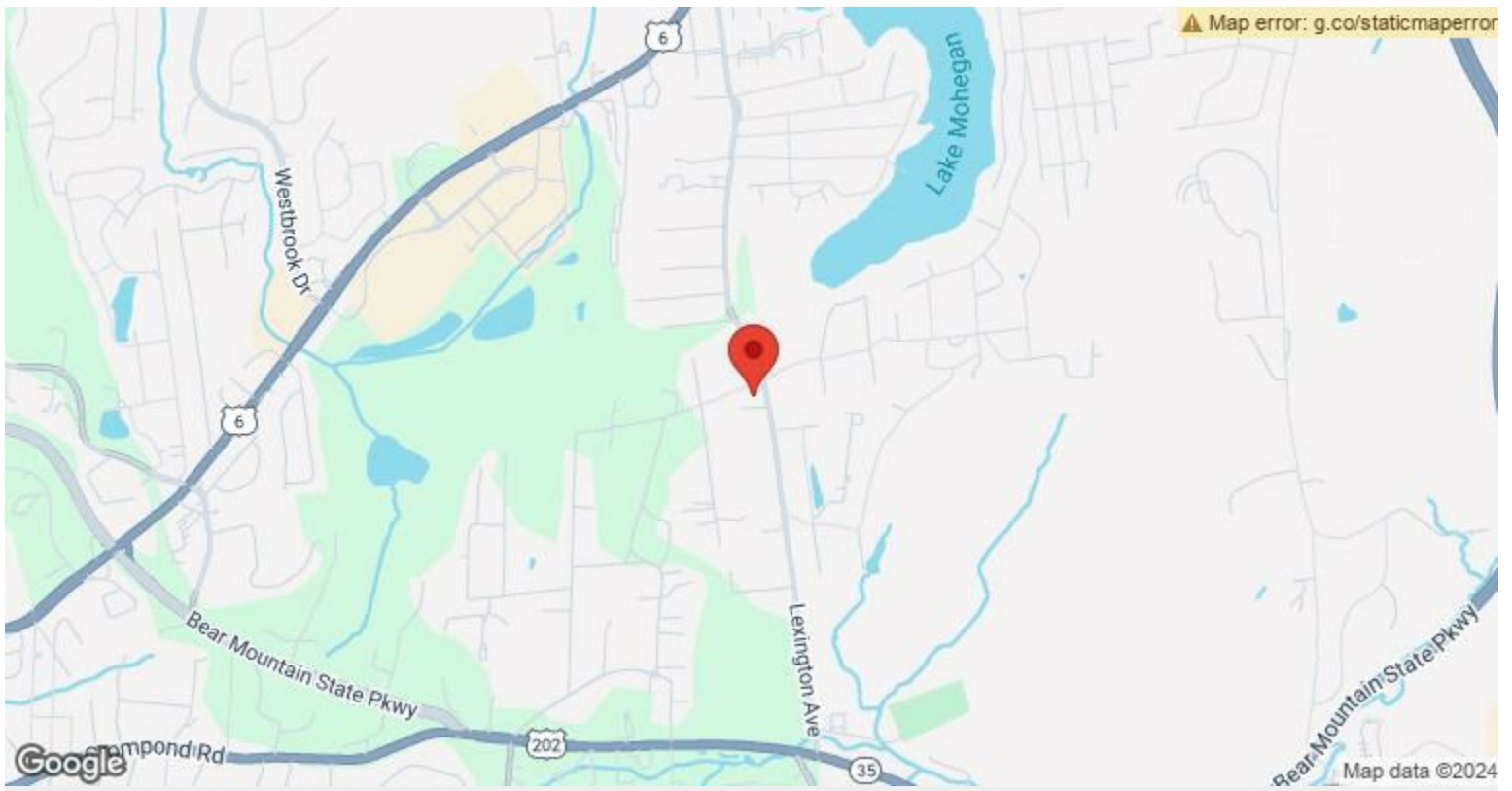
This is a perfect acquisition for an investor looking to maximize returns in a high-demand market. Don't miss this opportunity to invest in a thriving asset with strong financial performance....



Price:	\$850,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	6.30%
Lot Size:	0.12 AC
No. Stories:	2
Year Built:	2000
Tenancy:	Multiple
Parking Ratio:	7.61/1,000 SF
APN / Parcel ID:	2289-024-015-00001-000-0006
Walk Score ®:	16 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Apartment Rental	-	
F & S Salon	-	
Vic's Deli	-	



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Property Photos



16-HTV1016

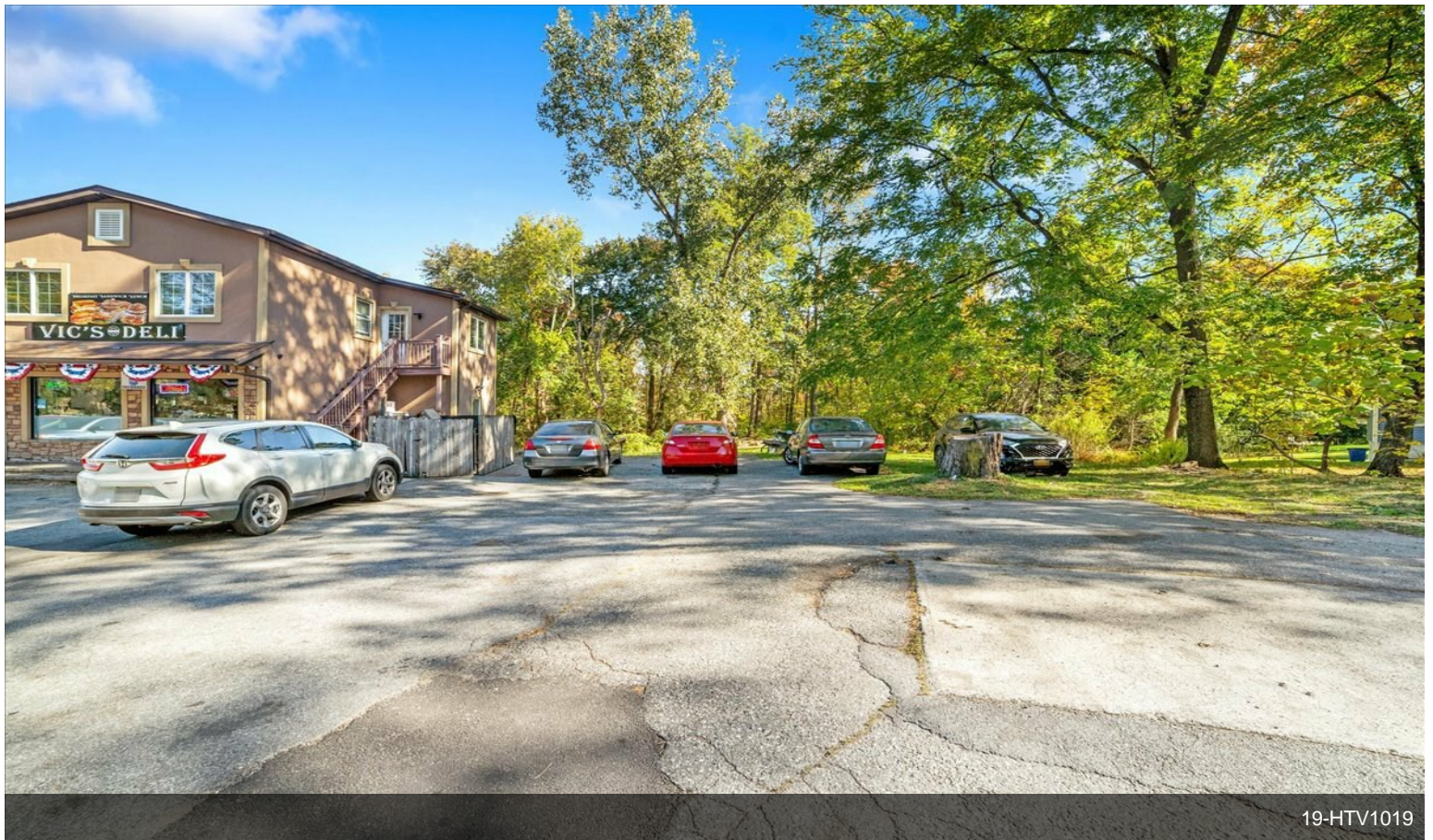


20-HTV1020

Property Photos



01-HTV1003



19-HTV1019

Property Photos



12-HTV1012

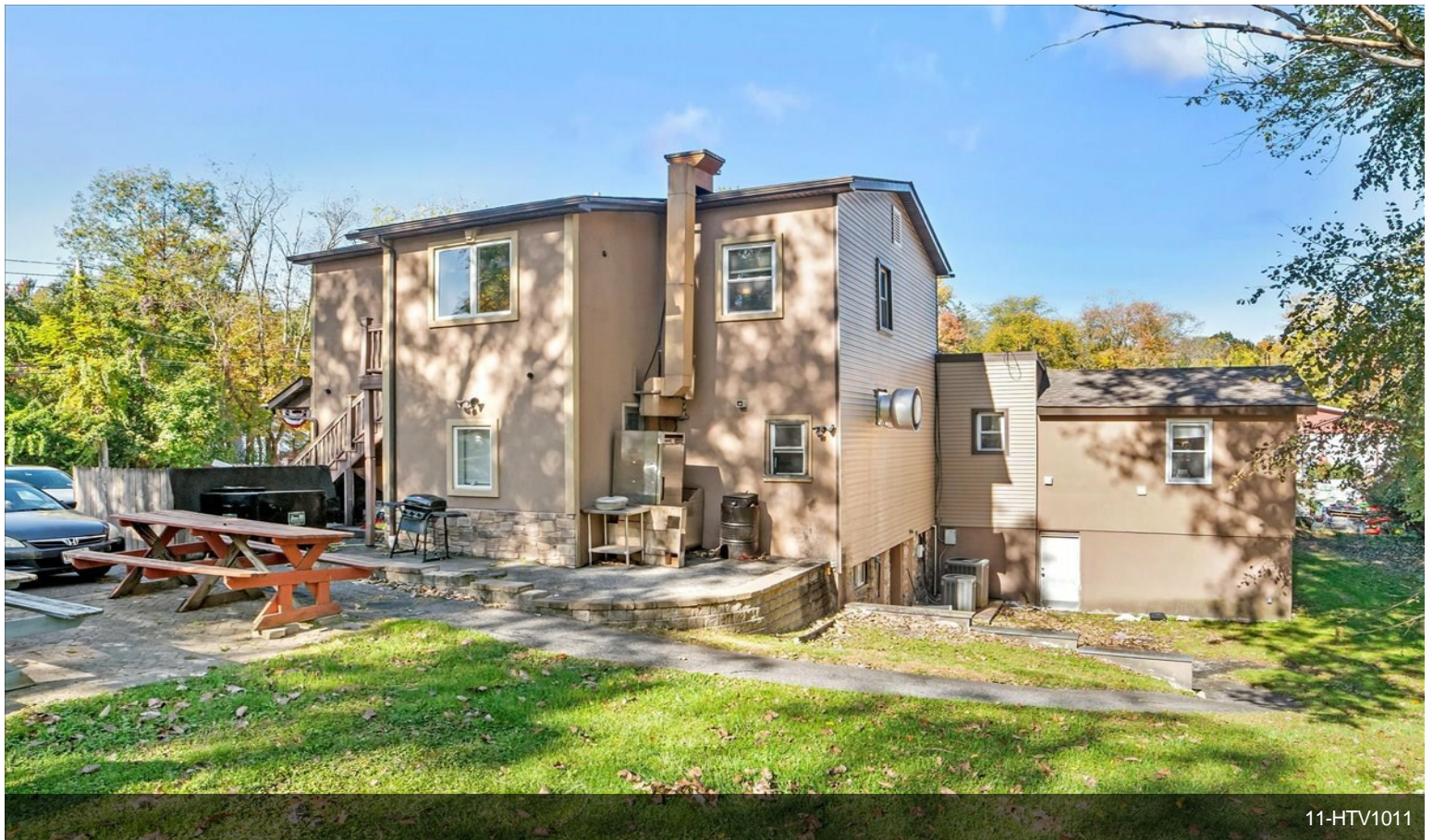


14-HTV1014

Property Photos



15-HTV1015



11-HTV1011

Property Photos



13-HTV1013



02-HTV1004

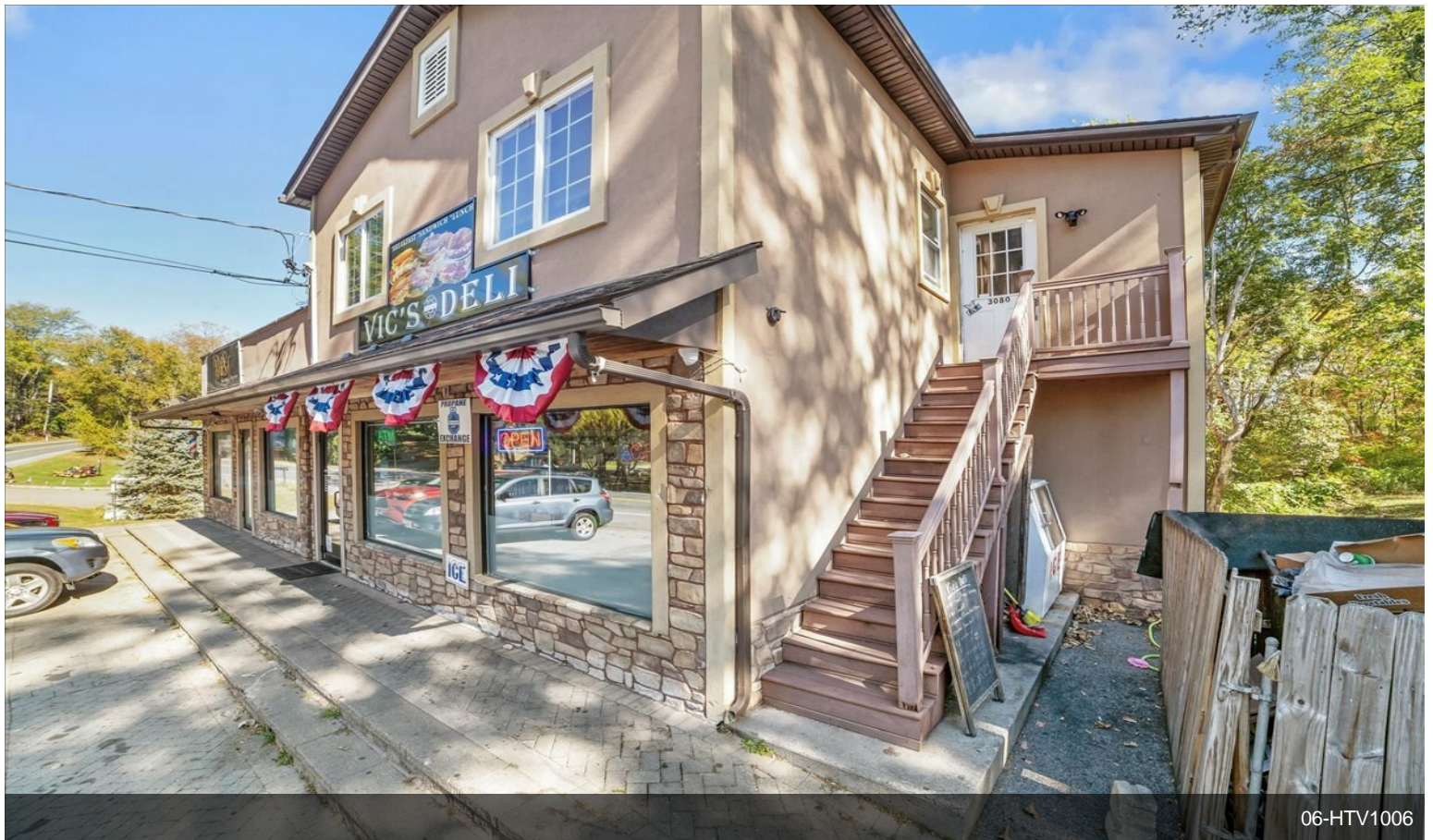
Property Photos



Property Photos



05-HTV1005



06-HTV1006

Property Photos



18-HTV1018



17-HTV1017

Property Photos

