

Presenting: Pom-Plaza Retail Plaza

Location: Williamsville, New York

100% occupancy – visible Location – Long term tenancy

Leases in place, sub-metered utilities.

Strategic location, Value Add opportunities, Ideal for owner user or investment

Ample open parking, adjacent to an abundance of national, regional and local businesses.



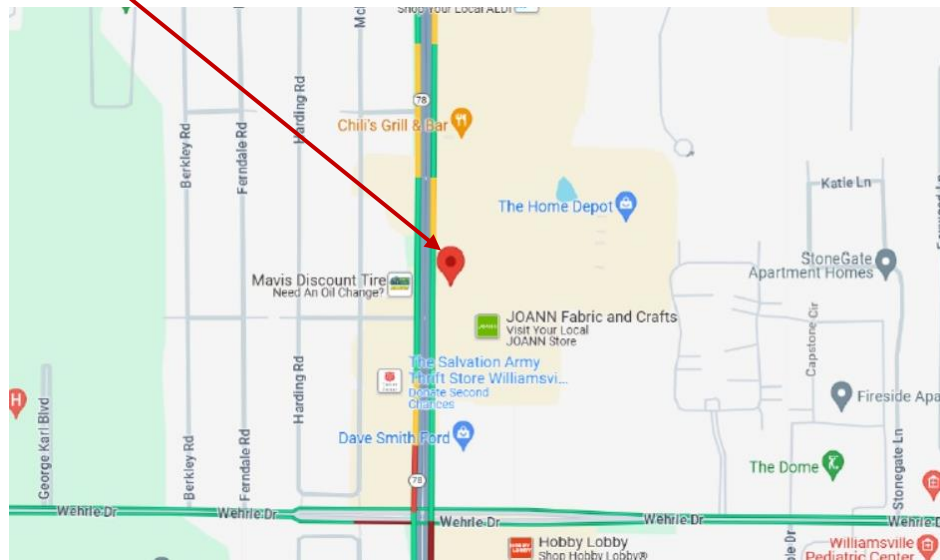
Pom-Plaza – 4125 Transit Rd., Williamsville N. Y.

For sale



Investment Highlights: 4125 Transit Rd. Williamsville, New York

- 3 retail outlets
- Utilities - sub-metered
- Well Positioned Suburban Asset
- High traffic counts
- Professionally - Self Managed
- “Value Add” Opportunity
- Long term leased tenancy
- Centralized Employment Hub
- Offered “Debt Free”
- In place NOI = \$96,000



Pricing: \$ 1,400,000

Additional information | Tours

Please Email or Call Michael Battaglia @

mbattag670@aol.com

716-310-9871 direct

716-874-3530 office



INCOME & EXPENSE SUMMARY

POMPLAZA WILLIAMSVILLE, NEW YORK - 4125 TRANSIT RD.									
RENT ROLL									
UNIT	TENANT	STATUS	SQ. FT.	RENT	DEPOSIT	LEASE START	LEASE END	RENT SQ.FT.	
4125 - 1	RYAN ROSS & SONS JEWELERS	CURRENT	1200	\$ 2,410.42	\$ 3,400.00	8/1/2022	7/31/2027	\$ 24.10	
4125 - 2	95 NUTRITION LLC	CURRENT	1200	\$ 2,090.00	\$ 1,900.00	2/1/2018	1/31/2028	\$ 20.90	
4125 - 3	DBA LA DIVINA	CURRENT	3600	\$ 5,400.00	\$ 5,900.00	7/1/2019	6/30/2023	\$ 18.00	
3 UNITS		100%	6000		\$11,200.00				
	GROSS MONTHLY			\$ 9,900.42					
	ANNUAL INCOME			\$ 118,805.04					

POM PLAZA, 4125 TRANSIT RD., WILLIAMSVILLE, NEW YORK - INCOME AND EXPENSES				
		T-12,(8-1-2024)	2025 PROJECTIONS.	
INCOME				
rent income		\$ 118,380.00	\$ 120,230.00	
other income (CAM)		\$ 1,560.00	\$ 1,560.00	
other income misc.		\$ 154.00		
TOTAL REVENUE		\$ 120,094.00	\$ 121,790.00	
EXPENSES				
repairs and maint.		\$ 1,303.00	\$ 1,303.00	
utitties				
electric		\$ -	\$ -	
gas		\$ -	\$ -	
water		\$ 738.00	\$ 738.00	
Landscaping		\$ 4,232.00	\$ 4,232.00	
trash		\$ -	\$ -	
insurance		\$ 4,894.00	\$ 4,894.00	
property taxes		\$ 14,611.00	\$ 14,611.00	
TTL. OPERATING EXP.		\$ 25,778.00	\$ 25,778.00	
NOI		\$ 94,316.00	\$ 96,012.00	

2024 Network One Realty/ information has been obtained from sources believed reliable. We do not doubt the accuracy; however, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of this property. You should conduct a careful, independent investigation of the property, to determine the suitability of the property for your needs.

POM PLAZA

