



FOR SALE



LEASE JUST EXTENDED FOR 10 YEARS

**7,000 SF Free Standing Advance Auto Parts
Corner of Montauk Hwy & Wellwood Ave, Lindenhurst NY**

CAP Rate: 6%

NOI: \$235,015

Expenses: Tenant responsible for Taxes, CAM, Insurance, Roof, and Parking Lot

Term: Expires February 1, 2036. Rent Increases to \$266,000 on 2/1/2031.

Renewal: Tenant since 2008

Options: Three(3) Five(5) year renewal options with 10% rent escalations every 5 yrs

Building: 7,000 SF

Lot Size: 37,461 SF

Year Built: 2008

ADDT: 27,000/Day

Parking: 46 Cars

Investment Highlights

Corporate Lease Guarantee
Investment Grade-Publicly traded on the NYSE under AAP

Contact Exclusive Broker:

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