

MIXED USE BUILDING FOR SALE

3116-3118 Long Beach Road
Oceanside, NY 11572

Value add mixed use building for sale in Oceanside! Ground floor restaurant is on a brand new 10 year lease with 3% increases. Two 2 bedroom apartments on the second floor with separate meters for gas and electric. Prime location with over 30,000 VPD on Long Beach Road!

\$1,150,000.00

LISTING DETAILS

- Property Type: Mixed Use
- Year Built: 1928
- Zoning: C - Commercial
- Building Size: 4,818 Square Feet
- Lot Size: 2,200 Square Feet
- NOI: \$64,889.00
- Taxes: \$23,209.42
- CAP: 5.64%



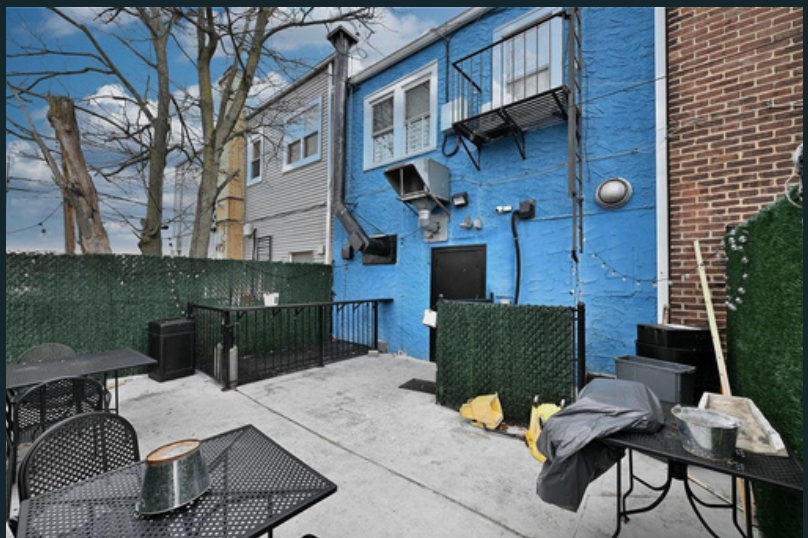
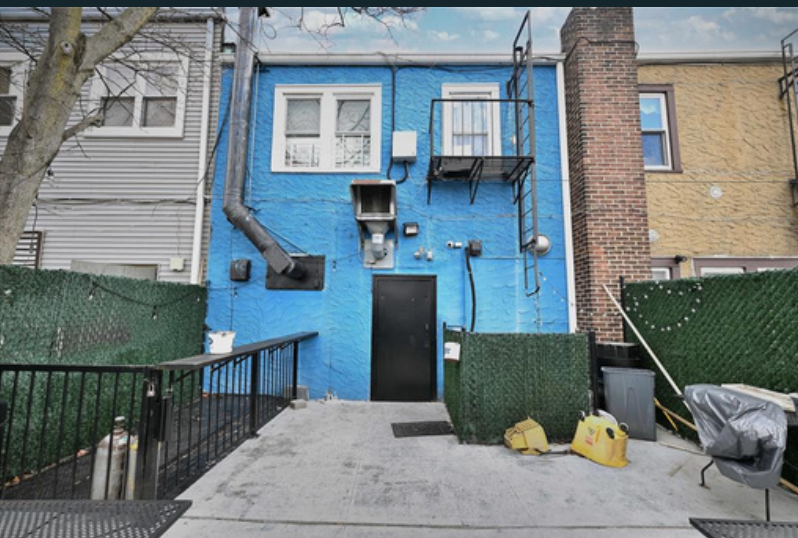
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NYSFACE FINDERS



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Main Office: 31-19 Newtown Avenue Suite 303. Astoria, NY 11102 Tel: 718-440-8162 Fax: 718-440-8165

Long Island Office: 37-B Cedar Swamp Road. Glen Cove, NY 11542 Tel: 516-801-6181 Fax: 516-801-6179

NYS SPACE FINDERS

Actual Income					
Unit	Monthly	Annual	Lease	Escalations	Square Feet
Restaurant	\$3,500.00	\$42,000.00	11/01/25-10/31/35	3.00%	1,606.00
Apartment 1	\$2,334.00	\$28,008.00	Month to Month	N/A	803.00
Apartment 2	\$2,000.00	\$24,000.00	Month to Month	N/A	803.00
Total	\$7,834.00	\$94,008.00			3,212.00

Expenses		
Expense	Monthly	Annual
Taxes	\$1,934.12	\$23,209.42
Insurance	\$492.50	\$5,910.00
Total	\$2,426.62	\$29,119.42

Pro Forma Income					
Unit	Monthly	Annual	Lease	Escalations	Square Feet
Restaurant	\$3,500.00	\$42,000.00	11/01/25-10/31/35	3.00%	1,606.00
Apartment 1	\$2,900.00	\$34,800.00	Month to Month	N/A	803.00
Apartment 2	\$2,900.00	\$34,800.00	Month to Month	N/A	803.00
Total	\$9,300.00	\$111,600.00			3,212.00

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