

BUILDING FOR SALE

121 Pulaski Road
Kings Park, NY 11754

NY Space Finders has been retained on an exclusive basis to arrange the Sale & Leases of 121 Pulaski Road.

A Luxury office building ideal for any Medical & Office Use with Retail Exposure. Onsite Parking. Walking Distance to LIRR & Main Street. Ideal for investor or end user.

\$1,299,000.00

Property Highlights

Taxes - \$17,110.35

- Built 2000
- Energy Efficient
- Renovated 2024
- 21 On Site Parking Spaces
- Near Highway
- High Ceilings
- Central HVAC
- Gas



GIUSEPPE GREGORIO

NICK EVANGELISTA

Associate Broker

NY Space Finders Inc.

516-840-8029

giuseppe@nyspacefinders.com

Associate Broker

NY Space Finders Inc.

516-385-7725

giuseppe@nyspacefinders.com

NYSACE FINDERS



NYS SPACE FINDERS

REAR BUILDING



BUILDING INTERIOR



All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. NY Space Finders Inc. makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.

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

Income:	Monthly	Annual
Unit 1	\$1,515.00	\$18,180.00
Unit 2 & 3	\$1,250.00	\$15,000.00
Unit 4	Vacant	Vacant
Unit 5	\$1,550.00	\$18,600.00
Unit 6	Vacant	Vacant
Ground Level	\$3,925.33	\$47,103.96
Total	\$8,240.33	\$98,883.96
Expenses:	Monthly	Annual
Taxes	\$1,425.86	\$17,110.35
Insurance	\$271.50	\$3,258.00
Electric	\$372.09	\$4,465.05
Fuel	\$263.33	\$3,160.00
Water / Sewer	\$49.42	\$593.00
Total	\$2,382.20	\$28,586.40
NOI	\$5,858.13	\$70,297.56

All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. NY Space Finders Inc. makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.

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

Pro Forma Income:	Monthly	Annual
Unit 1	\$1,515.00	\$18,180.00
Unit 2 & 3	\$1,250.00	\$15,000.00
Unit 4	\$700.00	\$8,400.00
Unit 5	\$1,550.00	\$18,600.00
Unit 6	\$1,300.00	\$15,600.00
Ground Level	\$3,925.33	\$47,103.96
Total	\$10,240.33	\$122,883.96
Expenses:	Monthly	Annual
Taxes	\$1,425.86	\$17,110.35
Insurance	\$271.50	\$3,258.00
Electric	\$372.09	\$4,465.05
Fuel	\$263.33	\$3,160.00
Water / Sewer	\$49.42	\$593.00
Total	\$2,382.20	\$28,586.40
Pro Forma NOI	\$7,858.13	\$94,297.56

All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. NY Space Finders Inc. makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.

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