

Presenting: THE ORION BUSINESS – Office PARK

Location: Village of Hamburg, New York
21,000 sq. ft. | Excellent Tenant Mix | 100% Occupancy | Net Leases |
Strategic locations | “Value Add” Opportunity | Ideal for owner use or
investment |

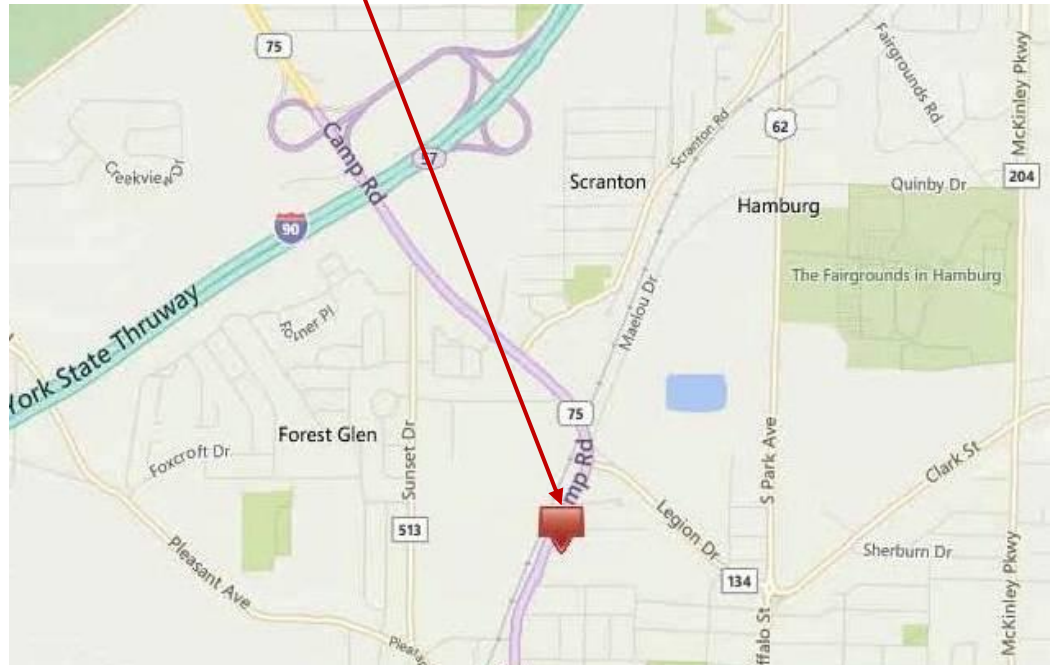


Now Being Offered



Investment Highlights: 5893 Camp Rd., Hamburg, New York

- 9 suites
- Utilities - sub-metered
- Well Positioned Suburban Asset
- High traffic counts / village local
- Professionally - Self Managed
- “Value Add” Opportunity
- Long term leased tenancy
- Centralized Employment Hub
- Offered “Debt Free”
- In place NOI = \$130,000
- Net leases in place



Pricing: \$ 1,750,000

For Additional information | Property Tour | NDA's

Please Email or Call Michael Battaglia @

mbattag670@aol.com

716-310-9871 direct

716-874-3530 office



INCOME & EXPENSE SUMMARY

ORION PLAZA, HAMBURG NEW YORK - 5893 CAMP RD.									
RENT ROLL									
UNIT	TENANT	STATUS	SQ. FT.	RENT	LEASE START	LEASE END	SQ.FT.	NEXT INCREASE	2024 ADJ. RENT
SUITE 1	MARK SOKOLOWSKI	CURRENT	1400	\$ 1,502.08	7/1/2018	6/30/2026	12.87		\$ 1,502.08
SUITE 2-3	SOUTH TOWNS ASTHMA & ALLERGY	CURRENT	2800	\$ 2,916.66	12/1/2021	11/30/2026	12.50		\$ 3,004.16
SUITE 4	SOM MEDICAL	CURRENT	1400	\$ 1,500.00	7/1/2024	6/30/2026	12.86	9/1/2024	\$ 1,500.00
SUITE 5-6	BARBARA SCHUNK	CURRENT	2400	\$ 2,365.00	8/1/2018		11.83		\$ 2,365.00
SUITE 7-8	MARIA KUMMER	CURRENT	2400	\$ 2,500.00	1/1/2016	12/31/2025	12.50		\$ 2,500.00
SUITE 9	CLUB RACQUET & FITNMESS	CURRENT	11000	\$ 5,500.00	6/1/2021	12/31/2024	6.00	1/1/2025	\$ 6,000.00
6 - UNITS		100%	21400				9.13		
	TOTAL MONTHLY			\$ 16,283.74					\$ 16,871.24
	TOTAL ANNUAL			\$195,404.88					\$ 202,454.88

ORION PLAZA, HAMBURG, NEW YORK - 5893 CAMP RD. - INCOME AND EXPENSES

	INCOME	T-12,(8-1-2024)	2025 PROJECTIONS.
	rent income	\$ 195,405.00	\$ 202,454.00
	other income (CAM)	\$ -	\$ -
	TOTAL REVENUE	\$ 195,405.00	\$ 202,454.00
	EXPENSES		
	repairs and maint.	\$ 590.00	\$ 590.00
	utitlties		
	electric	\$ 4,054.00	\$ 4,054.00
	gas	\$ 354.00	\$ 354.00
	water	\$ 4,182.00	\$ 4,182.00
	Landscaping	\$ 13,238.00	\$ 13,238.00
	trash	\$ 1,895.00	\$ 1,895.00
	insurance	\$ 7,000.00	\$ 7,000.00
	property taxes	\$ 40,547.00	\$ 40,547.00
	TTL. OPERATING EXP.	\$ 71,860.00	\$ 71,860.00
	NOI	\$ 123,545.00	\$ 130,594.00

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.

ORION BUSINESS PARK

