

**362-364 Larkfield Road  
East Northport, NY 11731**

- Mixed-Use Investment Opportunity •
- ~5,000 Sqft Building / 0.6 Acres •

**\$2,100,000** at a **6% Cap Rate**

Contact: Tom (914) 227-8889.



# Investment at a Glance

**\$2.1M**

**Sale Price**

Offered at a 6% cap rate

**6%**

**Cap Rate**

Strong stabilized yield in a supply-constrained market

**\$125K**

**Net Operating Income**

\$125,677 NOI on \$162,204 gross annual income

**4**

**Income-Producing Units**

2 retail spaces, 1 apartment, 1 yard/storage

# Recently Renovated

Recent property enhancements have been completed to improve efficiency, aesthetic appeal, and tenant comfort, ensuring long-term value.



---

## New Ductless Heat/AC

**Completed October 2024.** Installed new high-efficiency AC and heating systems for Retail Unit 2.



---

## New Navien Boiler (2024)

**Completed October 2024.** Replaced boiler which supplies hot water to all units.



---

## New Roof (2024)

**Completed October 2024.** Installed a new roof to enhance structural protection and energy efficiency.



---

## Upgraded Apartment Windows (2024)

**Completed November 2024.** Installed new windows to improve thermal insulation and exterior appearance.

# Large Yard Space for Storage or Development



**Huge Lot (17,000 Sqft) for storage or to construct a building addition. The yard is fully gated with 24/7 camera monitoring.**

# Diversified Income Stream

Four distinct revenue sources provide built-in diversification and resilience against vacancy risk.

## Retail Space 1 (875 Sqft)

**\$1,300/mo**

\$15,600 annually

\*\*Market rent would be \$1,800

## Retail Space 2 (2,450 Sqft)

**\$4,717/mo**

\$56,604 annually

*Recently remodeled (2024)*

## Residential Apartment (1,150 Sqft)

**\$2,500/mo**

\$30,000 annually

\*\*Market rent would be \$3,000

## Yard / Storage (17,000 Sqft)

**\$5,000/mo**

\$60,000 annually





# Why East Northport?



## Prime Corridor Location

Larkfield Road is a high-traffic commercial artery serving the dense residential communities of East Northport and surrounding hamlets on Long Island's North Shore.



## Strong Demographics

Suffolk County's affluent suburban base supports stable retail demand, above-average household incomes, and low commercial vacancy rates.



## Supply-Constrained Market

Limited new mixed-use inventory in the submarket drives long-term rent growth and supports continued cap rate compression for well-located assets.

# Income & Expense Breakdown

<b>Sale Price</b> \$2,100,000	<b>Gross Income</b> \$162,204/yr	<b>Total Expenses</b> \$36,527/yr
<b>NOI</b> \$125,677/yr	<b>Cap Rate</b> 6%	<b>Annual Expenses:</b> Taxes: \$20,500 Insurance: \$10,500 Trash Removal: \$2,650 Utilities: \$2,875

📄 For inquiries and offers, contact Tom at (914) 227-8889.