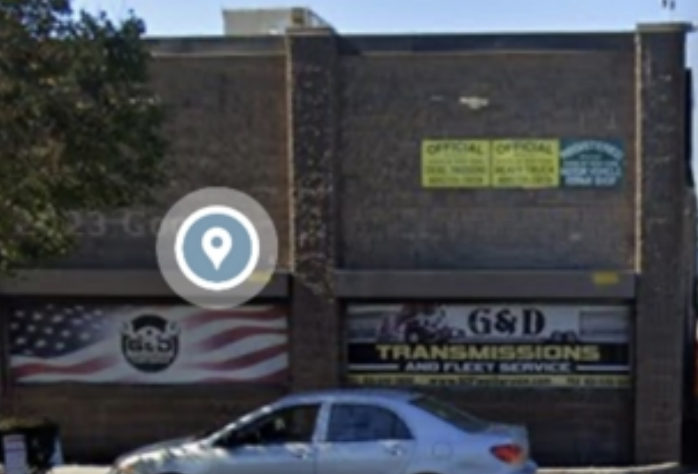
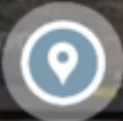




**FOR SALE:**  
**77-79 E. Jefryn Blvd.**  
**Deer Park , NY 11729**

**evernest.**







# PROPERTY SUMMARY

Offering Price	\$2,770,000.00
CAP Rate	7.00%
NOI	\$193,900.00
Building SqFt	12,314 SqFt
Lot Size (SF)	13,504.00 SqFt
Parcel ID	0100-067.02-01.00-007.000
Zoning Type	INDUSTRIAL
County	Suffolk
Frontage	0.00 Ft
Coordinates	40.757467,-73.299291

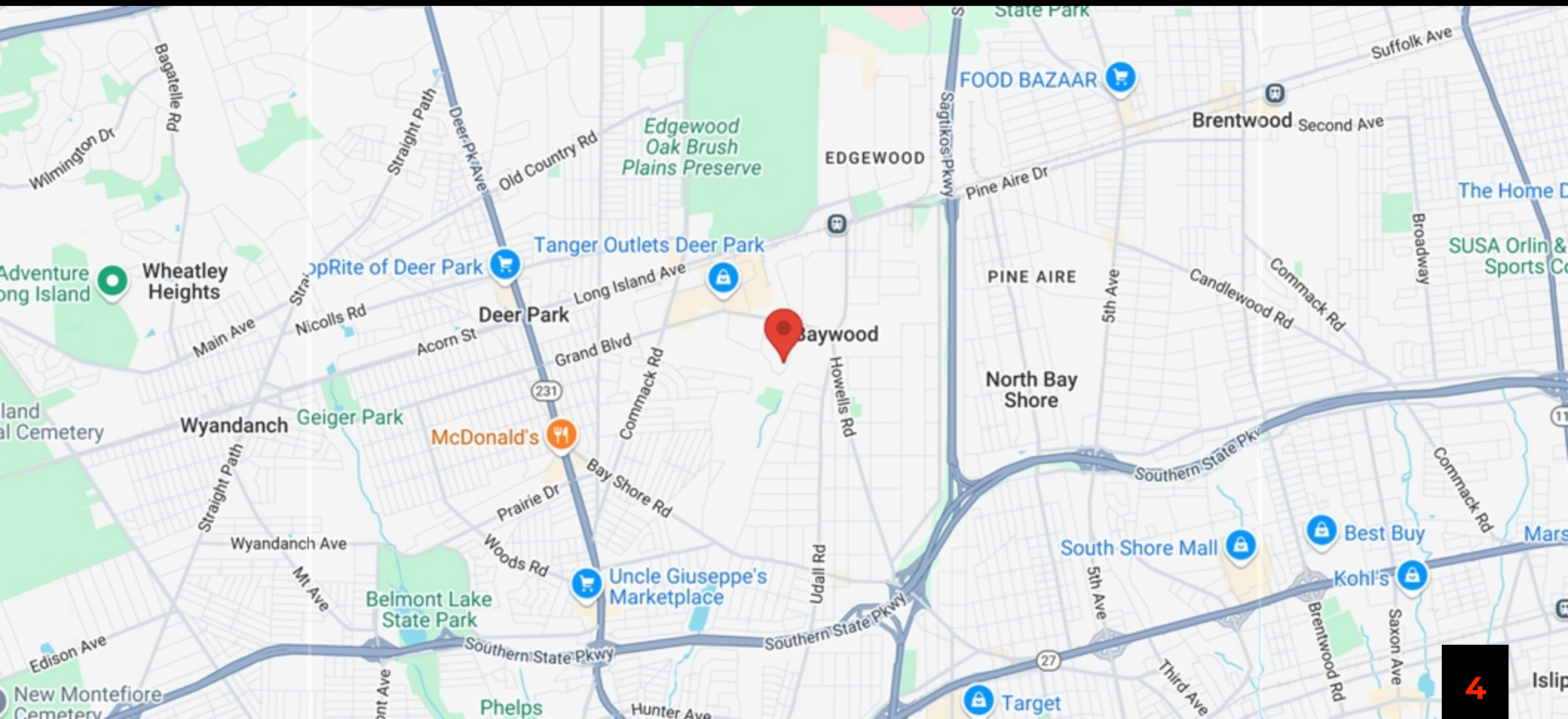
# INVESTMENT SUMMARY

High Quality tenant, Class B Industrial building for Sale. 12,314 sq.ft. property situated on a 0.31 lot located in Deer Park . 12 Parking spots and Yard space for visitors, employees, and fleet vehicles. Quick-access roll up doors. The Property offers a great low landlord responsibility investment opportunity for investors seeking significant upside through lease-up strategies or re-positioning the asset long-term.



# INVESTMENT HIGHLIGHTS:

- **Newly finished 12,314 SF industrial space leased by current tenant G & D Transmission and Fleet Services (MTA Contractor) . Tenant leased through 2033.**
- **New Roof**
- **Tenant keeps space in pristine condition**
- **Fully Guaranteed Lease**
- **Tenant has 9 years left**
- **3% escalations annually**
- 

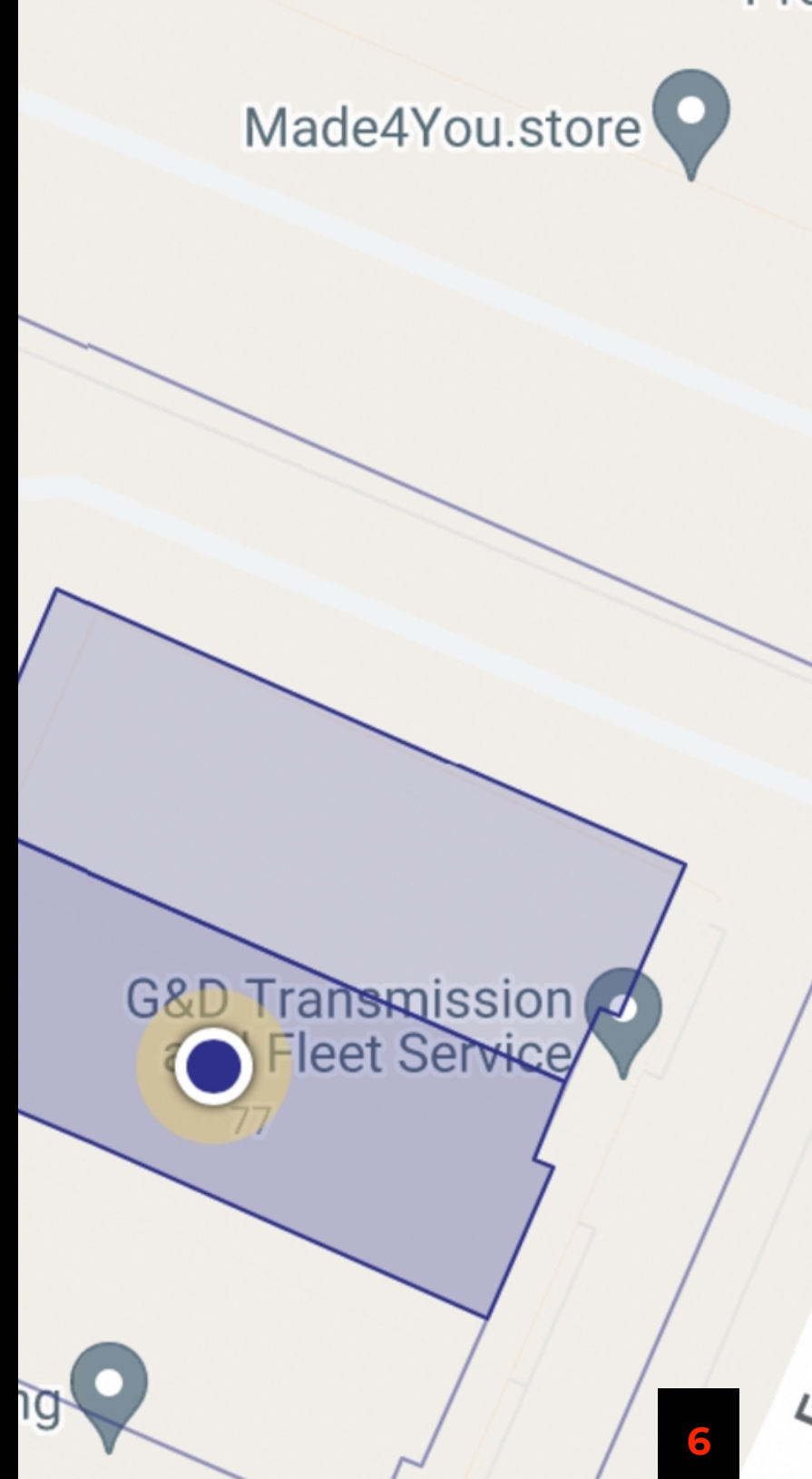






# LOCATION HIGHLIGHTS

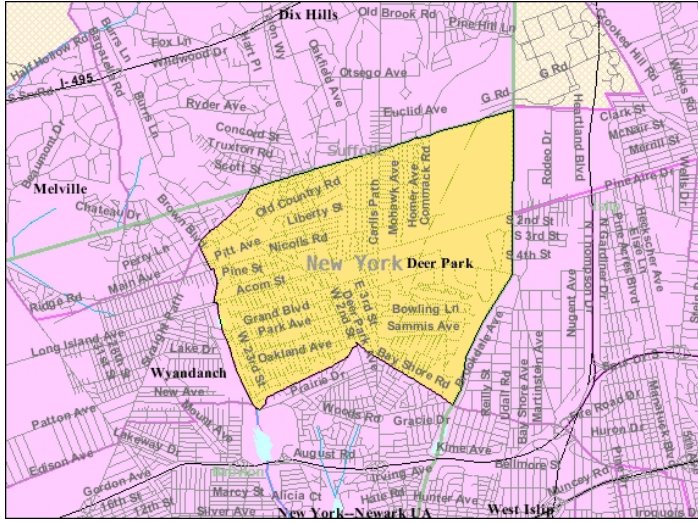
- Smart investment opportunity in Deer Park with industrial tenants, low vacancy rates and open inbound / outbound transportation options.
- Configurable outdoor space for Trucks and Utility Vehicles gives growth options to multiple of your medium to long-term tenants.
- Prime location in the E. Jefryn Industrial Park, in close proximity to major parkways and expressway, located in the highly sought after Deer Park industrial market with expansive growth and development.





# ABOUT DEER PARK

Deer Park is a hamlet and census-designated place (CDP) in the Town of Babylon, in Suffolk County, on Long Island, in New York, United States. The population was 27,230 at the 2024 census.



## CITY OF DEER PARK

COUNTY	SUFFOLK
--------	---------

## AREA

CITY	6.2 SQ MI
LAND	6.2 SQ MI
ELEVATION	74 FT

## POPULATION

POPULATION	28,837
DENSITY	4,674.50 SQ MI









# EXCLUSIVELY PRESENTED BY:



## **ALLEN BOULOS**

Broker/Founder

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## **Evernest CRE**



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PLEASE CONTACT THE EVERNEST CRE ADVISOR FOR MORE DETAILS.**