

Retail Property For Sale or Lease

516 Walt Whitman Road

MELVILLE, NY 11747



Property Highlights

.67 ACRES
LOT SIZE

C8
ZONING

1969
YEAR BUILT

2015
RENOVATED

CLASS B
PROPERTY TYPE

10,200 SF
BUILDING SIZE

8,700 SF
VACANT (FORMER BAMBI BABY)

1,500 SF
DUNKIN DONUTS

\$60,979.27
2025/2026 TAXES

TOWN OF
HUNTINGTON

238-100-39
SECTION LOT & BLOCK



ASKING PRICE

\$3,600,000

Financial Overview

REVENUE

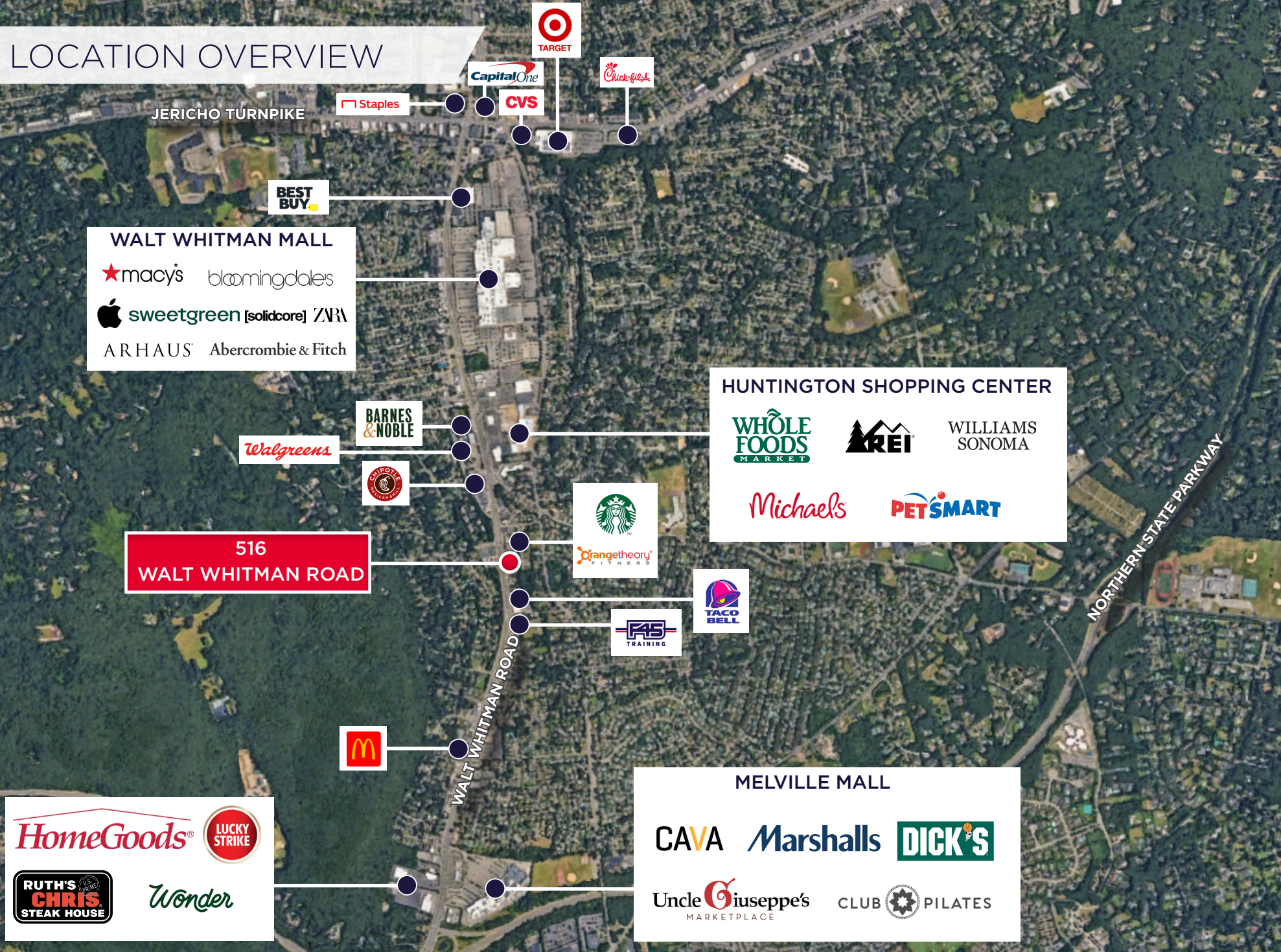
TENANT	SF	PRICE PSF	ANNUAL RENT	ANNUAL INCREASES	RENEWAL OPTIONS	LEASE START	LEASE EXPIRATION
VACANT (FORMER BAMBI BABY)	8,700 SF	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT
DUNKIN DONUTS	1,500 SF	\$45.62	\$68,440	2028 rent goes up to \$78,708.00 with 3% annual increases	(2) 10 year options	8/1/08	7/31/28
TOTAL	10,200 SF		\$68,440				

EXPENSES

EXPENSE TYPE	EXPENSES
TAXES	\$60,979.27
INSURANCE	\$15,000
WATER & SEWER	\$140
SNOW REMOVAL	\$450
TOTAL	\$76,569.27

*Tenants pay all utilities

LOCATION OVERVIEW





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