

**FULLY RENOVATED  
MIXED-USE BUILDING**



**\$3,900,000**

# FULLY RENOVATED

## MIXED-USE BUILDING

<b><u>LOCATION:</u></b>	220-234 Old Country Road, Mineola, N.Y. (across from County Courthouse)		
<b><u>DESCRIPTION:</u></b>	8,000 sq. ft. 2-story mixed use building with 3 ground level retail stores, consisting of 4,000 sq. ft. and 3 second-story office unit consisting of 4,000 sq. ft. + full basement		
<b><u>PARKING:</u></b>	Gated rear lot, metered street parking and municipal garage behind property.		
<b><u>INCOME:</u></b>	Rental Income:	\$288,598	
	Insurance Reimbursement:	\$ 4,318	
	Tax Reimbursement:	\$ 35,918	
	CAM Reimbursement:	<u>\$ 4,542</u>	
	Gross Income:		\$333,375
<b><u>EXPENSES:</u></b>	R.E. Taxes:	\$ 72,435	
	Insurance:	\$ 8,636	
	Gas:	\$ 5,729	
	Electric:	\$ 3,572	
	Office Cleaning:	\$ 2,400	
	Repairs & Maintenance:	\$ 8,896	
	Snow Removal:	<u>\$ 804</u>	
	Total Expenses:		<u>\$ 101,668</u>
<b><u>N.O.I:</u></b>			<u>\$ 231,707</u>
<b><u>PRICE:</u></b>	<b>\$3,900,000</b>		

**NOTES:**

- Located on the busy signalized corner of Old Country Rd and 3rd Ave
- Rear parking to accommodate 15+ vehicles
- Walking distance to Mineola LIRR, Winthrop Hospital and Nassau County Courthouses
- Seller has approached the Village of Mineola about converting the second story office space to apartments. The Village is very receptive and attached are some sample plans

**Select Investment Properties Inc.**

*The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice. JC Mxd Use 623*

**RENT ROLL**  
**220-234 OLD COUNTRY ROAD, MINEOLA, NY**

TENANT	SIZE (SF)	RENT INCREASE	BASE RENT	ANNUAL RENT	LEASE TERM	OPTIONS	CAM	TAXES	INSURANCE	TOTALS
Brooklyn Dip & Burger	1,000	5% @ 8/1	\$4,635	\$55,620	12/01/2022 -11/30/2032	(1) 5-Yr	\$1,486	\$8,979	\$1,080	\$67,165
Miso Restaurant	2,000	4% @ 6/1	5973.84	\$71,686	03/01/2019 - 02/28/2029	(1) 5-Yr	\$1,200	\$17,959	\$2,159	\$93,004
TMG Deli	1,000	5% @ 12/1	\$4,500	\$54,000	03/01/2023 - 02/28/2033	(2) 5-Yr	\$1,855	\$8,979	1079.50	\$65,915
Suite 1	1,626	+ \$1/sq	3658.50	\$43,902	09/01/2022 - 08/31/2025	None	\$0	\$0	\$0	\$43,902
Suite 2	1,741		\$3,078	\$36,940	02/01/2020 - 05/31/2023	(2) 1-Yr	\$0	\$0	\$0	\$36,940
Suite 3 Owner lease back	633		\$1,583	\$18,990	09/01/2022 - 08/31/2025	(2) 1-Yr	\$0	\$0	\$0	\$18,990
<b>Totals:</b>	<b>8,000</b>		<b>24049.84</b>	<b>\$288,598</b>			<b>\$4,542</b>	<b>\$35,917</b>	<b>\$4,318</b>	<b>\$330,120</b>

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MINIMUM NUMBER OF REQUIRED PARKING	
6 UNITS PER FLOOR	(1) STUDIO @ 462 SF
	(5) 1 BEDROOM VARIES SF
2 Levels	
12 Units x 1.5 per Parking Space = 18 Spaces Required	
1 Level 15 Spaces - 3 Deficient	

75.17'  
**OLD COUNTRY ROAD**

**Second/Third Floor Plan**  
 Scale: 1/8" = 1'-0"

The intent of this set of construction documents is to provide a complete and accurate description of the proposed project. The general contractor, subcontractor, manufacturer, supplier, and installer shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

No.	Issued For Owner Review	Date
-	Submitted	10-17-22
-	Submitted	10-17-22

Engineer:

Architect:  
**COMBINED RESOURCES CONSULTING AND DESIGN, INC.**  
 100 FIRST STREET, SUITE 100  
 WINDSOR, NY 11980  
 P. 516.644.2828 F. 516.644.2820

Tenant/Occupant:

Location:  
 216 Old Country Road  
 Mineola, New York 11501

Drawing:  
**SECOND FLOOR PLAN**

Initial Ding Date:	04/18/2023	Drawn By:	et
Job No.:	23-110	CHK By:	gf
Scale:	As Noted	PK:	et, x, e
Ding No.:		Sheet #:	Sign

**SK-1**

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MINIMUM NUMBER OF REQUIRED PARKING	
6 UNITS PER FLOOR	(1) STUDIO @ 522 SF
	(2) 1 BEDROOM VARIES SF
2 Levels	
12 Units x 1.5 per Parking Space = 18 Spaces Required	
1 Level 15 Spaces - 3 Deficient	

75.17'  
 OLD COUNTRY ROAD

**Second/Third Floor Plan**  
 Scale: 1/8"=1'-0"

The intent of this set of construction documents is to provide a complete and accurate description of the proposed project. It is the responsibility of the contractor to verify all dimensions and conditions of the site and to ensure that the work is completed in accordance with the drawings and specifications. The contractor shall be responsible for obtaining all necessary permits and for ensuring that the work complies with all applicable codes and regulations. The contractor shall also be responsible for protecting the existing structures and utilities on the site. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the removal and disposal of all debris and materials. The contractor shall be responsible for the cleanup of the site. The contractor shall be responsible for the final inspection and certification of the work. The contractor shall be responsible for the final payment to the owner. The contractor shall be responsible for the final delivery of the work to the owner. The contractor shall be responsible for the final acceptance of the work by the owner. The contractor shall be responsible for the final completion of the project. The contractor shall be responsible for the final satisfaction of the owner. The contractor shall be responsible for the final success of the project. The contractor shall be responsible for the final achievement of the owner's goals. The contractor shall be responsible for the final realization of the owner's vision. The contractor shall be responsible for the final fulfillment of the owner's expectations. The contractor shall be responsible for the final attainment of the owner's objectives. The contractor shall be responsible for the final accomplishment of the owner's mission. The contractor shall be responsible for the final realization of the owner's dream. The contractor shall be responsible for the final achievement of the owner's destiny. The contractor shall be responsible for the final fulfillment of the owner's promise. The contractor shall be responsible for the final attainment of the owner's hope. The contractor shall be responsible for the final accomplishment of the owner's faith. The contractor shall be responsible for the final realization of the owner's love. The contractor shall be responsible for the final achievement of the owner's joy. The contractor shall be responsible for the final fulfillment of the owner's peace. The contractor shall be responsible for the final attainment of the owner's happiness. The contractor shall be responsible for the final accomplishment of the owner's success. The contractor shall be responsible for the final realization of the owner's glory. The contractor shall be responsible for the final achievement of the owner's honor. The contractor shall be responsible for the final fulfillment of the owner's respect. The contractor shall be responsible for the final attainment of the owner's admiration. The contractor shall be responsible for the final accomplishment of the owner's praise. The contractor shall be responsible for the final realization of the owner's approval. The contractor shall be responsible for the final achievement of the owner's recognition. The contractor shall be responsible for the final fulfillment of the owner's appreciation. The contractor shall be responsible for the final attainment of the owner's gratitude. The contractor shall be responsible for the final accomplishment of the owner's thankfulness. The contractor shall be responsible for the final realization of the owner's praise. The contractor shall be responsible for the final achievement of the owner's honor. The contractor shall be responsible for the final fulfillment of the owner's respect. The contractor shall be responsible for the final attainment of the owner's admiration. The contractor shall be responsible for the final accomplishment of the owner's praise. The contractor shall be responsible for the final realization of the owner's approval. The contractor shall be responsible for the final achievement of the owner's recognition. The contractor shall be responsible for the final fulfillment of the owner's appreciation. The contractor shall be responsible for the final attainment of the owner's gratitude. The contractor shall be responsible for the final accomplishment of the owner's thankfulness.

No.	Submission	Date
-	Issued for Owner Review	10-17-22

Engineer:

Architect:

**COMBINED RESOURCES**  
 CONSULTING AND DESIGN, INC.  
 125 FIRST STREET, SUITE 102  
 MINNEOLA, NY 13501  
 P: 516.644.2828 F: 516.644.2820

Tenant/Occupant:

Location:  
 216 Old Country Road  
 Minneola, New York 13510

Drawing:  
**SECOND FLOOR PLAN**

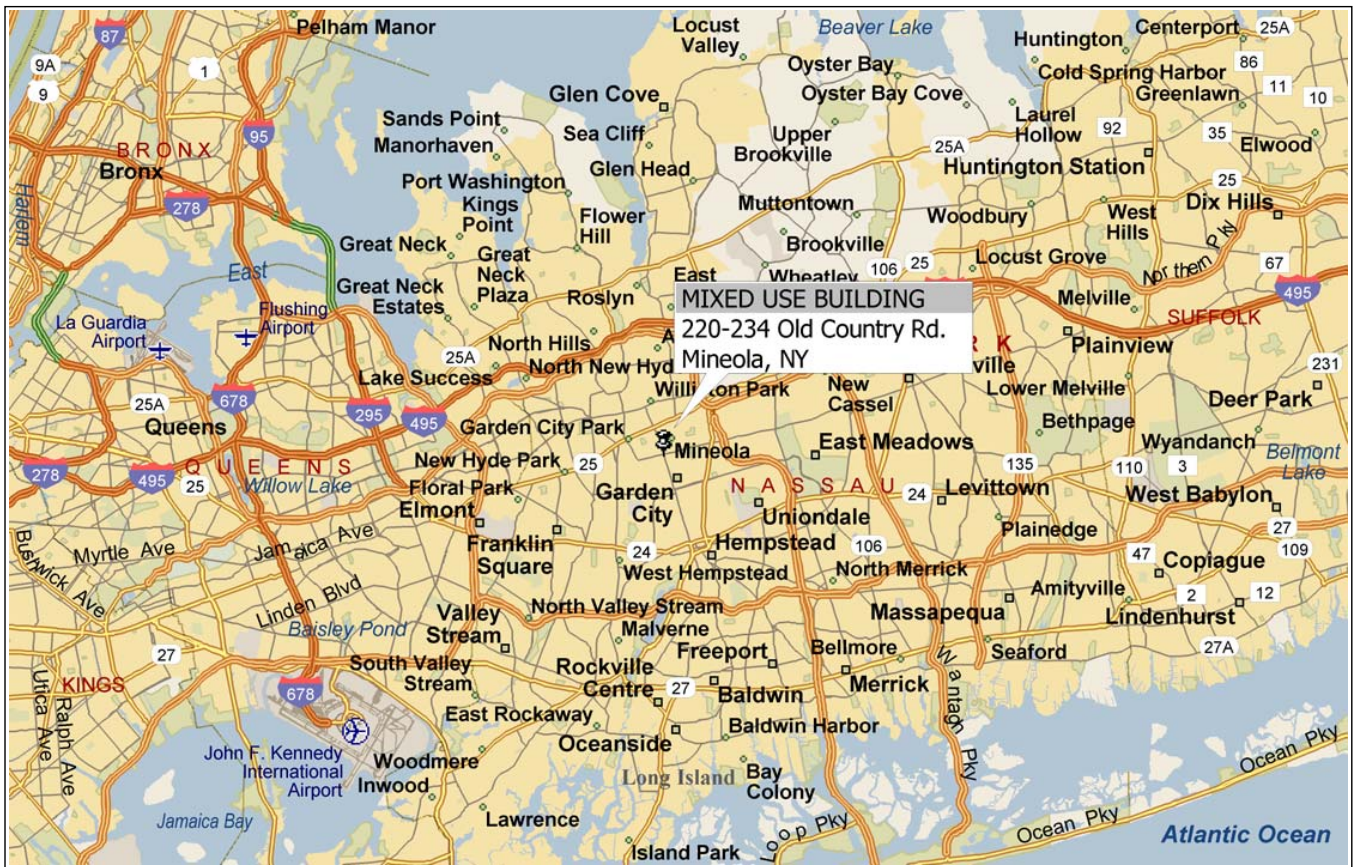
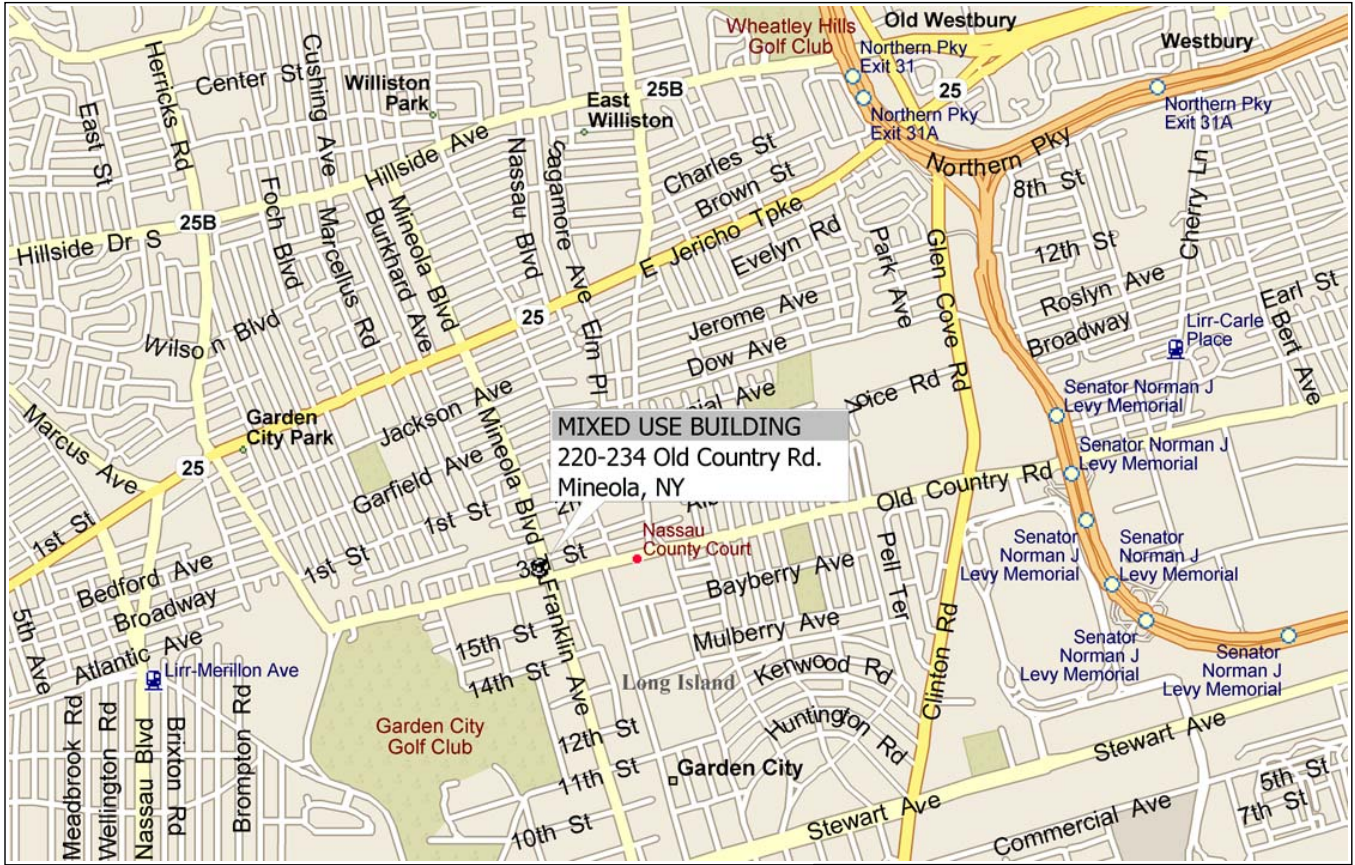
Initial Dwg Date:	04.10.2023	Drawn By:	et
Dwg No.:	23-110	Chk. By:	gr
Scale:	As Noted	Pls.:	1/8" = 1'-0"
Dwg No.:		Seal & Sign:	

**SK-1**

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Mineola, New York, United States





SELECT INVESTMENT PROPERTIES INC.



215 HALLOCK ROAD ▪ SUITE 4 ▪ STONY BROOK ▪ NY ▪ 11790  
TEL: (631)751-4300 ▪ WWW.SELECTINVESTMENTPROP.COM ▪ FAX: (631)360 4307



SELECT INVESTMENT PROPERTIES INC.





# Demographic Summary Report

220-234 Old Country Road, Mineola, NY 11501



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	21,349		193,626		509,095	
2019 Estimate	21,140		192,633		508,373	
2010 Census	20,072		187,773		501,751	
Growth 2019 - 2024	0.99%		0.52%		0.14%	
Growth 2010 - 2019	5.32%		2.59%		1.32%	
<b>2019 Population by Hispanic Origin</b>	3,669		43,026		108,679	
<b>2019 Population</b>	21,140		192,633		508,373	
White	17,710	83.77%	129,417	67.18%	312,948	61.56%
Black	700	3.31%	27,981	14.53%	99,827	19.64%
Am. Indian & Alaskan	78	0.37%	1,303	0.68%	3,699	0.73%
Asian	2,268	10.73%	29,289	15.20%	79,460	15.63%
Hawaiian & Pacific Island	15	0.07%	295	0.15%	702	0.14%
Other	370	1.75%	4,347	2.26%	11,736	2.31%
U.S. Armed Forces	20		113		174	
<b>Households</b>						
2024 Projection	8,681		63,648		162,759	
2019 Estimate	8,599		63,286		162,549	
2010 Census	8,175		61,442		160,274	
Growth 2019 - 2024	0.95%		0.57%		0.13%	
Growth 2010 - 2019	5.19%		3.00%		1.42%	
Owner Occupied	5,603	65.16%	45,501	71.90%	126,686	77.94%
Renter Occupied	2,996	34.84%	17,785	28.10%	35,863	22.06%
<b>2019 Households by HH Income</b>	8,601		63,284		162,549	
Income: <\$25,000	759	8.82%	7,629	12.06%	17,430	10.72%
Income: \$25,000 - \$50,000	1,032	12.00%	7,985	12.62%	19,860	12.22%
Income: \$50,000 - \$75,000	1,088	12.65%	6,859	10.84%	18,043	11.10%
Income: \$75,000 - \$100,000	1,341	15.59%	7,124	11.26%	18,870	11.61%
Income: \$100,000 - \$125,000	851	9.89%	6,445	10.18%	18,262	11.23%
Income: \$125,000 - \$150,000	779	9.06%	5,102	8.06%	14,711	9.05%
Income: \$150,000 - \$200,000	1,020	11.86%	8,371	13.23%	23,033	14.17%
Income: \$200,000+	1,731	20.13%	13,769	21.76%	32,340	19.90%
<b>2019 Avg Household Income</b>	\$133,807		\$136,109		\$134,726	
<b>2019 Med Household Income</b>	\$102,365		\$107,932		\$109,680	