

1789, 1801-1803 E. JERICHO TURNPIKE, HUNTINGTON INVESTEMENT PROPERTY FOR SALE

PRICE REDUCED!!!

EXCLUSIVELY REPRESENTED BY:

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DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL SERVICES
1772 E. JERICHO TURNPIKE, SUITE 1A HUNTINGTON, NY 11743
OFFICE: 631.858.2405

Douglas Elliman Real Estate Commercial Services is pleased to present, 1789-1803 E. JERICHO TPKE., HUNTINGTON, NY

This exclusive listing brings you a multi-building investment opportunity, located on heavily traveled Jericho Turnpike in Huntington.

This large property consists of several buildings including well known restaurant, two office buildings and a residential home. All buildings have been completely renovated including new electrical systems, new boilers, new hot water heater and brand new roofing on the restaurant.

Long term and established tenants in the buildings make this an excellent investment piece. Perfect for a 1031 exchange.

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PROPERTY SUMMARY:

1789 Jericho:	1,750 SF
1801 Jericho:	3,385 SF
1803 Jericho:	3,400 SF
1 Residential:	1,985 SF
Parking:	63 spaces
Lot Size:	55,217 Sf
Zoned:	C6 & R40
Taxes:	\$44,325.00
Sale Price:	\$2,000,000.00

All Property Tours should be arranged through Douglas Elliman Real Estate, Commercial Services. Please do not contact tenants, onsite management or staff without prior approval from listing agent(s).

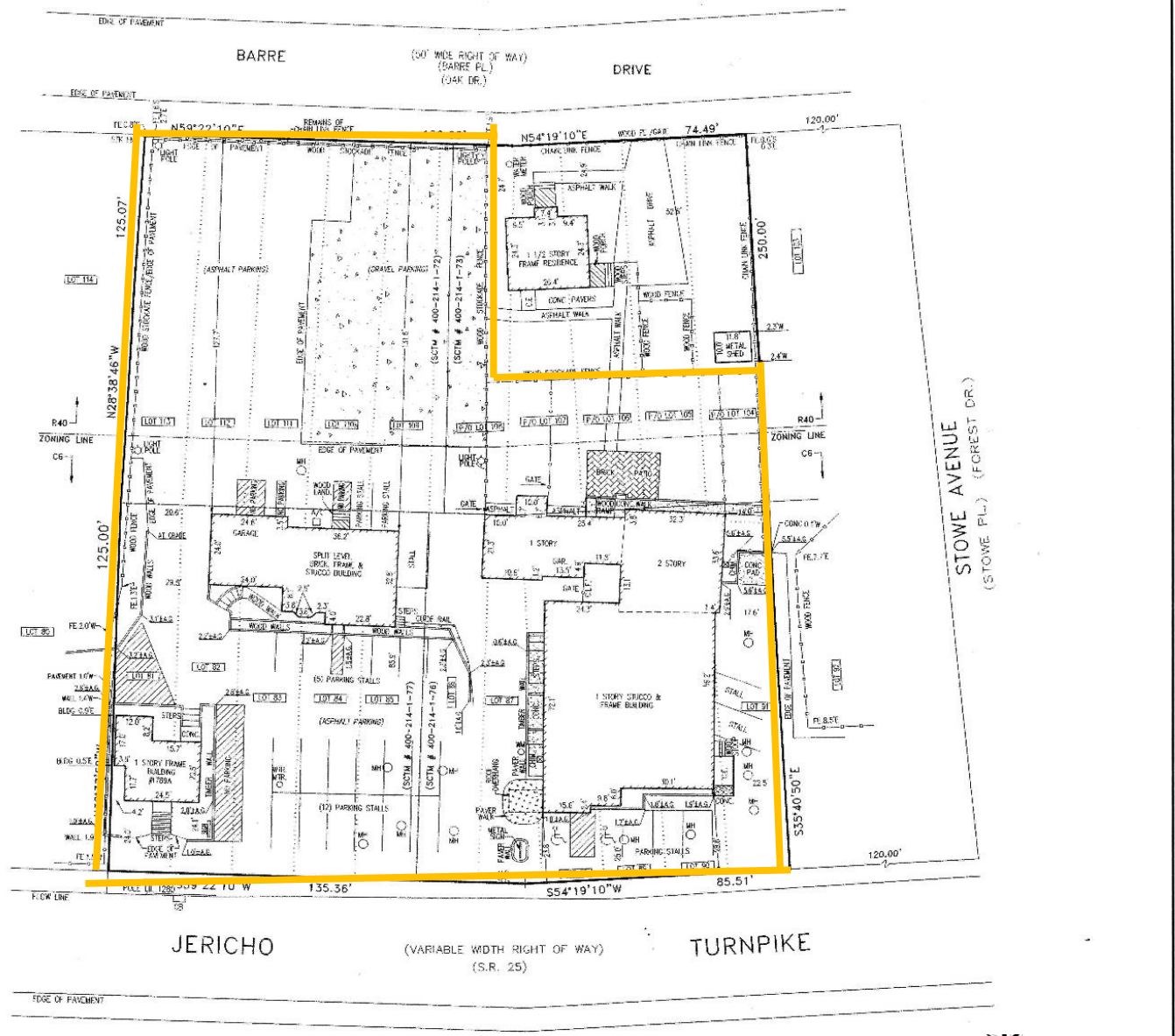
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PROPERTY SURVEY



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DATE: JULY 2, 1930
 DISTRICT: 400 SECT. 214 B.L.K. 1 LOT(S) 72,73,76 & 77
 COUNTY: SUFFOLK COUNTY, STATE OF NEW YORK



NOTICE

REV.	NO.	DATE
1	1	7/2/30
2	2	7/2/30
3	3	7/2/30
4	4	7/2/30
5	5	7/2/30
6	6	7/2/30
7	7	7/2/30
8	8	7/2/30
9	9	7/2/30
10	10	7/2/30

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INCOME/EXPENSES

Tenant	Yearly Income	Lease Terms
Bivos Restaurant	\$86,496.00	10/1/2036
Jack Anthony Pool Company	\$19,824.00	10/1/2024
Sandoval Acupuncture	\$27,600.00	5/1/2022
Provision Diagnostics	\$42,600.00	11/1/2022
Residential	\$27,600.00	month to month
Total Income:	\$204,120.00	

Expenses	Amount (annual)
Taxes:	\$44,325.00
Misc. Repairs:	\$2500
Landscaping/Snow removal:	\$10,000.00
Insurance:	\$10,000.00
Total Expenses:	\$66,825.00

Net Operating Income

NOI: \$137,295.00

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OVERHEAD IMAGE



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PROPERTY PHOTOS

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COMMERCIAL SERVICES

LOCAL KNOWLEDGE, REGIONAL EXPERTISE, NATIONAL REACH

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