

## For Sale - Freeport, NY

### PRIME STATE-OF-THE-ART NEW CONSTRUCTION

**70 S. Main Street – 5,000 sq. ft. – Condo Space – Fully Rented**

## INVESTMENT SALE



**Sale Price: \$1,250,000**  
**Taxes & CAM: \$60,000**

**For information and/or inspection call:**

***Exclusive Agent:***

**Steven Epstein**  
**Real Estate Salesperson**  
**Direct: 516.320.7704**  
[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)

#### Property Characteristics:

- ◆ 5,000 sq.ft. 1<sup>st</sup> fl. floor with high ceilings and three walls of windows
- ◆ Leased through May 2026 to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah Corp. Plus 5 years renewal option.
- ◆ Paved walkway from municipal parking lot in rear to Main Street
- ◆ Abundant parking
- ◆ Walking distance to LIRR, located between Sunrise Hwy. & Merrick Rd.

Total Income: \$139,700  
**Expenses: \$60,000**  
NOI: \$79,700  
CAP Rate: 6.4%