

**BERKSHIRE  
HATHAWAY**

**LAFFEY  
INTERNATIONAL  
REALTY**

**COMMERCIAL SERVICES**



**COMMERCIAL ASSEMBLAGE FOR SALE  
194-214 COMMACK ROAD  
COMMACK | NY**

# PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is excited to bring to market this **prime assemblage of commercial properties** totaling **over three acres** on the **heavily traveled** retail corridor of Commack Road.

Currently the property is comprised of **numerous retail buildings/tenants** predominantly operating on month to month leases. The current tenants are all paying **below market rents with the highest being \$22.50 PSF gross**. This is a tremendous opportunity to **reposition the existing retail, raise rents, and structure advantageous leases** so that the tenants are absorbing the operating expenses in part or full. If redevelopment is more your wheelhouse, then **over three acres of which much of is C6 Zoning** should excite you. If you have the ability to implement a vision through design and build, then please take a hard look at this opportunity.



ASKING PRICE

**\$5,750,000**

## PROPERTY INFORMATION

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PROPERTY TYPE  
**RETAIL**

PARCELS  
**4**

LOT SIZE (OVERALL)  
**3.31 AC**

CURB CUTS  
**5**

ZONING  
**C6, R7**

PARKING  
**60 SURFACE SPACES**

FRONTAGE  
**310' ON COMMACK RD**

## **BUILDING INFORMATION**

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BUILDING SIZE (OVERALL)  
**14,080 SF**

UNIT COUNT  
**9 RETAIL**

## **LOCATION INFORMATION**

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PROPERTY NAME  
**COMMACK ROAD COMMERCIAL ASSEMBLAGE**

STREET ADDRESS  
**194-214 COMMACK RD**

CITY, STATE, ZIP  
**COMMACK, NY 11725**

COUNTY  
**SUFFOLK**

TOWNSHIP  
**HUNTINGTON**

# RENT ROLL

TENANT	SF	BASE RENT / SF	MONTHLY	ANNUAL	LEASE TERM
<b>BIKE CAVE</b>	1,575 SF	\$14.86	\$1,950	\$23,400	M-M
<b>MICA CABINETS</b>	1,575 SF	\$14.86	\$1,950	\$23,400	M-M
<b>DRY CLEANER</b>	1,000 SF	\$22.50	\$1,875	\$22,500	M-M
<b>HI LITE PHOTO</b>	960 SF	\$17.50	\$1,400	\$16,800	M-M
<b>HANDS ON CORE</b>	2,730 SF	\$14.51	\$3,300	\$39,600	M-M
<b>COACH REAL ESTATE</b>	2,400 SF	\$15.81	\$3,162	\$37,944	M-M
<b>S&amp;S INTERIORS</b>	1,080 SF	\$18.33	\$1,650	\$19,800	M-M
<b>GRAND SLAM TENNIS</b>	1,080 SF	\$18.99	\$2,943	\$35,316	M-M
<b>EMBROIDARY SHOP</b>	900 SF	\$19.07	\$1,430	\$17,160	M-M
<b>TOTAL</b>	<b>14,080 SF</b>	<b>\$17.38 (AVG.)</b>	<b>\$19,660</b>	<b>\$235,920</b>	

## **EXPENSES**

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REAL ESTATE TAX **\$55,000**  
(COMBINED)

INSURANCE **\$23,000**

CAM **\$8,000**

MAINTENANCE **\$5,000**

ELECTRIC **SEP. METERED**

WATER **\$500**

**TOTAL EXPENSES** **\$91,500**

**NOI** **\$144,420**

**ASKING PRICE** **\$5,750,000**

# COMMERCIAL ASSEMBLAGE FOR SALE

194-214 COMMACK RD | COMMACK, NY 11725



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 **36,000+ VPD**



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### *Disclaimer*

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