

FOR SALE
ASKING PRICE \$5,300,000

269-279 BURNSIDE AVENUE

Lawrence, NY 11559 | Long Island



FIVE-UNIT RETAIL STRIP WITH
LONG-TERM TENANCY & ON-SITE PARKING

RIPCO
INVESTMENT SALES

269-279 BURNSIDE AVENUE
FOR SALE

INVESTMENT HIGHLIGHTS

#1

FIVE-UNIT RETAIL STRIP ON HIGHLY VISIBLE CORNER

Over 100 FT of frontage on Burnside Avenue.

#2

LONG-TERM TENANCY WITH GROWING BUSINESSES

Weighted average lease term of 8+ years. Tenants are responsible for all mechanical systems.

#3

REAR ON-SITE PARKING CAN ACCOMMODATE 24 CARS

#4

CLOSE PROXIMITY TO HIGH CREDIT RETAILERS

Includes Starbucks, Chase Bank, Chipotle, Planet Fitness, and more.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	269-279 Burnside Avenue Lawrence, NY 11559
County	Nassau
Location	Southwest corner of Burnside Avenue and Washington Place
Section	40
Block	21
Lots	1-6 & 117

ZONING INFORMATION

Zoning	Business Districts (X)
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PROPERTY INFORMATION

Lot SF	19,166 SF (approx.)
Lot Dimensions	115' x 150' (approx.)
Stories	1
Building SF	8,478 SF (approx.)
Building Dimensions	120' x 70' (approx.)
Commercial Units	5

TAX INFORMATION

School Taxes (2024)	\$27,005
General Taxes (2024)	\$34,621
Annual Property Tax (2024)	\$61,626

INCOME & EXPENSES

UNIT	TENANT	SF	LXP	ANNUAL INCREASES	BASE RENT / SF	TAX SHARE	RE TAXES (ANNUAL)	BASE RENT	ANNUAL RENT
269-71	Meat Market / Deli	3,918	March 31, 2040	See Rent Schedule 5+% in Year 2, +/-3% thereafter	\$44	52% above 23/24 BY	\$2,940	\$14,000	\$170,940
273	Mexican Grill	1,140	April 30, 2029	5% per Annum	\$52	20% above 21/22 BY	\$-	\$4,961	\$59,532
275	Mexican Grill	500	April 30, 2029	5% per Annum	\$91	20% above 21/22 BY	\$-	\$3,800	\$45,600
277	Nail Salon	900	February 28, 2026	3% per Annum	\$41	7.10%	\$4,375	\$2,681	\$36,547
279	Chiropractor	2,304	December 31, 2027	4% per Annum	\$33	30% over inc. in 21/22 BY	\$-	\$6,240	\$74,880
TOTAL		8,762					\$7,315	\$31,682	\$387,499

COMMERCIAL REVENUE

ANNUAL INCOME

Gross Annual Commercial Income	\$387,499
Less General Vacancy / Credit Loss (3.0%)	(\$11,625)
Effective Gross Annual Commercial Income	\$375,874

PROJECTED EXPENSES

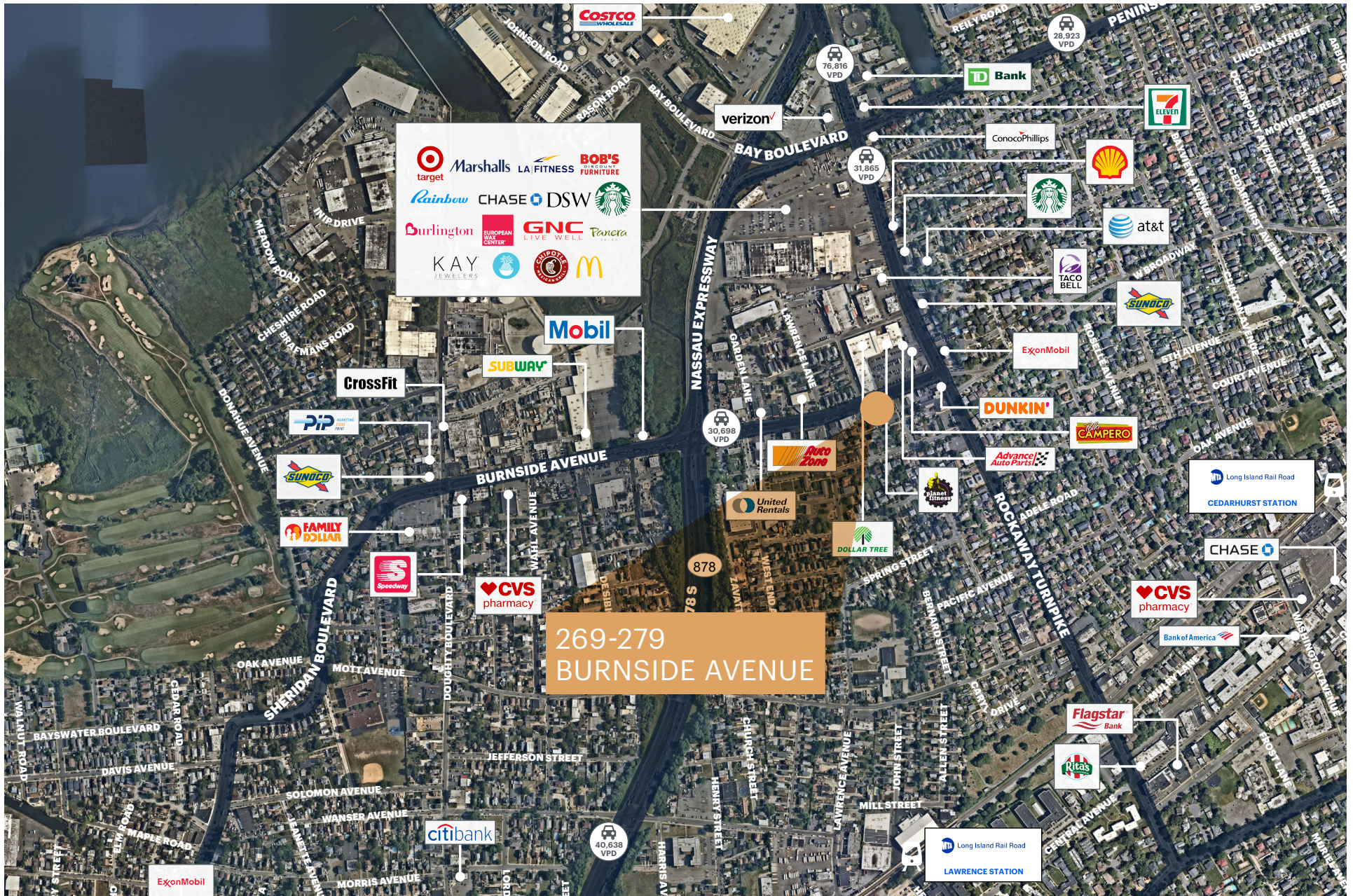
TYPE	PROJECTION	PROJECTED
Property Taxes	16% of EGI	\$61,626
Operating Expenses	Tenants Pay	\$-
Insurance	Per Ownership	\$12,421
Management	1% of EGI	\$3,759
TOTAL EXPENSES		\$77,806

NET OPERATING INCOME

\$298,069

269-279 BURNSIDE AVENUE
FOR SALE

SURROUNDING AREA MAP



269-279 BURNSIDE AVENUE
FOR SALE

PROPERTY PHOTOS



REAR PARKING



REAR PARKING

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