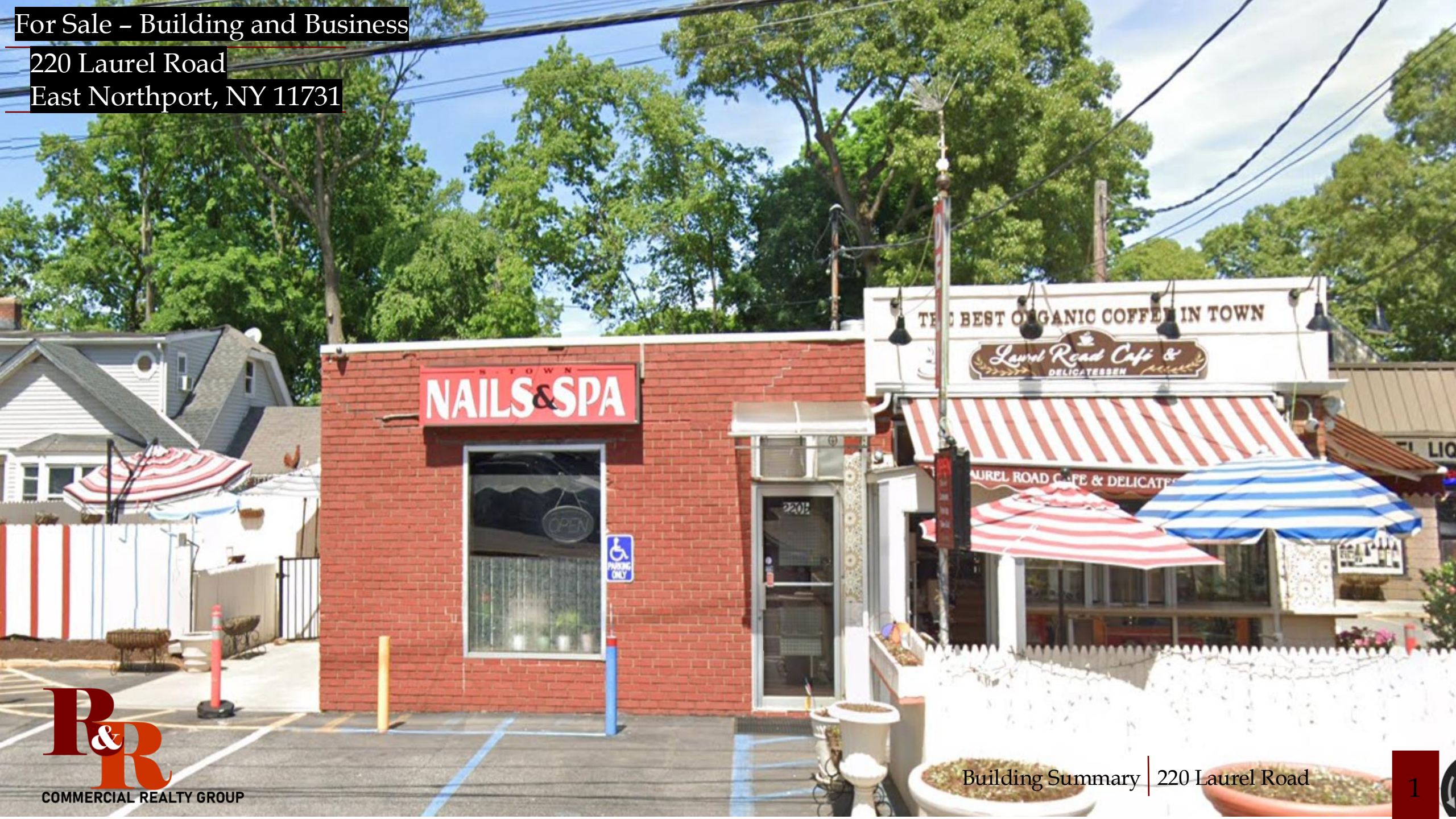


For Sale - Building and Business

220 Laurel Road  
East Northport, NY 11731





---

## PROPERTY FEATURES

---

Total Building Size:	
Residential:	1,500 Sq Ft
Retail:	2,400 Sq Ft
<hr/>	
Sale Price:	\$1,765,715.00
Cap Rate:	7 %
NOI:	\$123,600.00
Taxes:	\$18,000.00

---

Broker: Mike Marjanovic

---

Phone: (631) 612 - 8036  
Email: mmarjanovic@rrcrg.com  
Website: rrcommercialrealtygroup.com

---



---

## HIGHLIGHTS

---

- Upside in Moving Rents to Market Rate
  - Truck Storage for Additional Income
  - Recent Cap Ex Done on Retail Building
-

Income:

Nail Salon - \$3,000/Mo

Café - \$3,000/Mo

Truck Storage - \$3,000/Mo

House - \$5,000.00/Mo

Monthly Income: \$14,000.00

Gross Income: \$168,000.00

Expenses:

Property Tax - \$18,000.00

Water - \$2,500.00

Utilities - \$15,500.00

Insurance - \$8,400.00

Gross Expenses: \$44,400.00

**Net Income: \$123,600.00**