



**1013 Long Island Ave.
Deer Park, NY**

INVESTMENT SALE

7% CAP

asking sale price: \$10,990,000

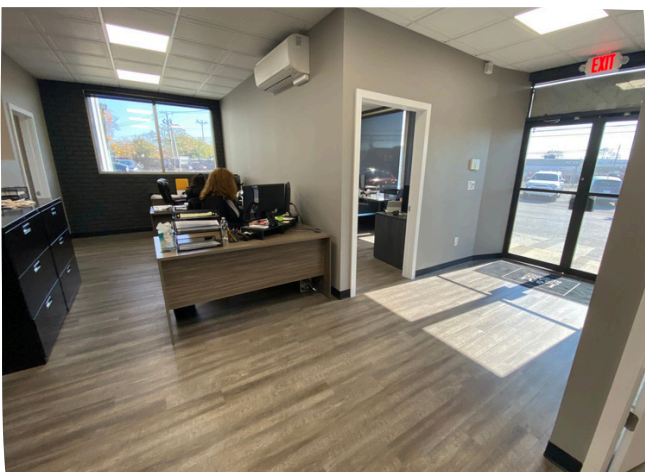


- +/- 6,800 Sq. Ft. Industrial Building
- +/- 3 Acres
- 10% Recently Renovated Office Area
- 16' Ceiling Height
- 2 Drive-in Doors
- Ample Parking

**Please Contact Exclusive Broker: Tom Attivissimo (516) 606-6161
Email: tomatti@greiner-maltzofli.com**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.





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BASE RENT	
<u>Lease Year</u>	<u>Monthly Base Rent</u>
1	\$59,600.00
2	\$61,388.00
3	\$63,229.60
4	\$65,126.50
5	\$67,080.30

ARTICLE 31 Renewal Options

Section 31.01 Tenant shall have the option (the “Renewal Option”) to extend the Term for one (1) additional period of five (5) years (the “Renewal Term”) commencing on the date immediately succeeding the Expiration Date (the “Renewal Term Commencement Date”) and ending on the fifth (5th) anniversary of the Expiration Date, provided that (a) this Lease shall not have been previously terminated, and (b) no event of default (or other condition of limitation) shall have occurred and be continuing, including, but not limited to, the payment of Rent as and when due, on the date Tenant gives Landlord written notice (the “Renewal Notice”) of Tenant’s election to exercise the Renewal Option. The Renewal Option shall be exercisable by Tenant delivering the Renewal Notice to Landlord at least twelve (12) months (but not more than eighteen (18) months) prior to the Expiration Date. Time is of the essence with respect to the giving of the Renewal Notice. Upon the giving of the Renewal Notice for the Renewal Term Tenant shall have no further right or option to extend or renew the Term. If so extended, the term “Term” shall be deemed to include the Renewal Term.

Taxes owed by Tenant as part of the Base Rent for each year under the Term shall be based on Taxes for the 2023 Tax Year in the amount of Thirty Four Thousand Seven Hundred Eighty Nine and 32/100 Dollars (\$34,789.32), attached hereto as Exhibit C. For any year under the Term, if Taxes for the current Tax Year are greater than Thirty Four Thousand Seven Hundred Eighty Nine and 32/100 Dollars (\$34,789.32), Tenant hereby agrees to reimburse Landlord for the difference in a lump sum by check or wire transfer of immediately available funds within ten (10) business days of receipt of notice by Landlord.

