

# PROPERTY FOR SALE <sup>ASKING</sup> \$465,000.00



152 UNION AVENUE  
LYNBROOK, NY 11563



Lisa Shecter

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152 UNION AVE  
LYNBROOK, NY 11563

## OFFERING SUMMARY

ADDRESS	152 UNION AVE, LYNBROOK NY 11563
COUNTY	NASSAU
MARKET	LONG ISLAND
SUBMARKET	SOUTHERN NASSAU
BUILDING SF	1,080 SF
LAND ACRES	0.05 AC
LAND SF	2,178 SF
CAP RATE/PSF	6.5% / \$430.65

## INCOME

ANNUAL INCOME: \$50,400\*

## EXPENSES

### TAXES

SCHOOL TAXES: \$4,263.66

GENERAL TAXES: \$457.79

VILLAGE TAXES: \$5,335.02

TOTAL TAXES: \$10,056.47

TOTAL EXPENSES: \$20,168.47

### OPERATING EXPENSES (ESTIMATED)

MANAGEMENT FEE 3%: \$1,512.00

INSURANCE: \$4,500.00

WATER: \$1,800.00

MISC. REPAIRS: \$2,300.00

TOTAL: \$10,112.00

**NOI** \$30,231.53\*



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\*PLEASE NOTE DOES NOT INCLUDE TAX INCOME.

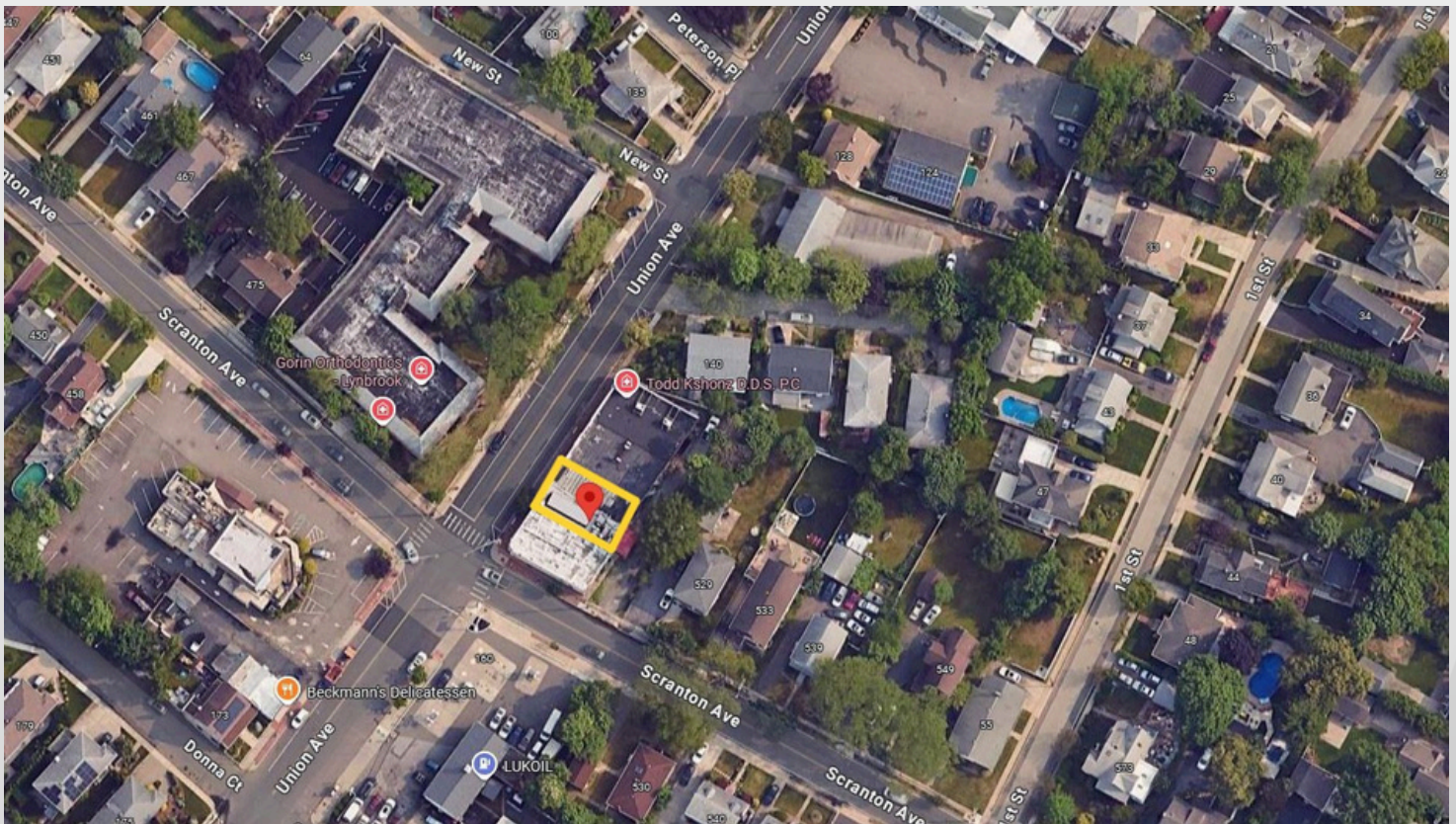
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## 2024 POPULATION

2 MILES	5 MILES	10 MILES
95,270	566,945	1,960,860

## HOUSEHOLD INCOME

	2 MILES	5 MILES	10 MILES
MEDIAN HH INCOME	\$119,420	\$113,634	\$96,927
AVG HH INCOME	\$145,195	\$113,634	\$123,533



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