



Island Associates Real Estate Inc.

We create value

**For Sale**  
**4 Main Street**  
**Kings Park, NY**



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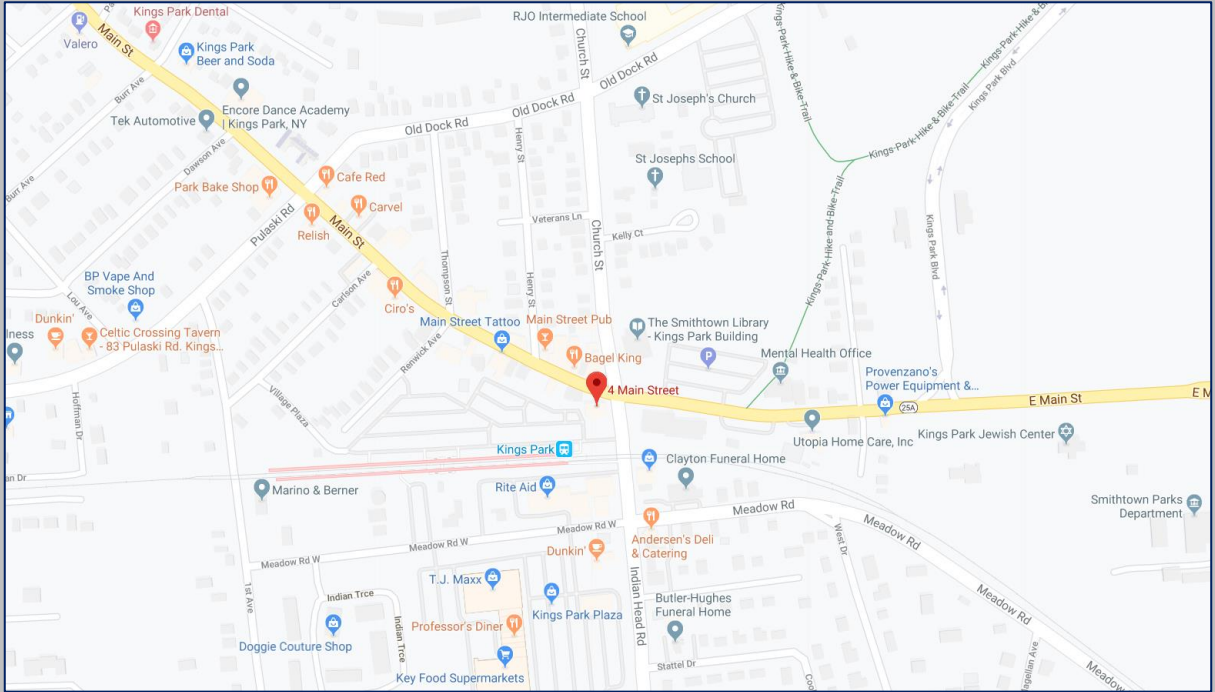
**(516) 857-5564**

# Property Information

**9,037 SF Freestanding Retail/Residential on .25 Acres**

**Price: \$2,700,000**

**Taxes: +/- \$24,490**



**Corner Location on bust 24A (Main Street) with over 15,670 daily traffic counts.**



**80' Of Frontage on Main Street (25A) & 54' of Frontage on Indian Head Road.**



**Kings Park LIRR Station 3 min walk**

| Demographics     | 1 Mile   | 3 Miles   | 5 Miles   |
|------------------|----------|-----------|-----------|
| Total Population | 8,579    | 49,364    | 127,090   |
| Median HH Income | \$97,030 | \$123,914 | \$119,655 |

*All information is subject to errors, omissions, modification, and withdrawal. Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Rent Roll

| Tenant Name           | Area Leased Sq. Ft | Type/Bedrooms         | Monthly Rent       | Annual Rent         | Lease start | Lease Expiration | Tenant expenses paid |
|-----------------------|--------------------|-----------------------|--------------------|---------------------|-------------|------------------|----------------------|
| Long River Restaurant | 3800               | Commercial/Restaurant | \$7,200.00         | \$86,400.00         | 9/15/2020   | 9/14/2030        | Triple Net           |
| Unit 1                | 690                | 2 Br                  | \$1,850.00         | \$22,200.00         | 12/1/2020   | 11/30/2021       | HVAC/Electic         |
| Unit 2                | 650                | Studio                | \$1,550.00         | \$18,600.00         | 1/1/2021    | 6/30/2021        | HVAC/Electic         |
| Unit 3                | 690                | 1 Br                  | \$1,650.00         | \$19,800.00         | 1/1/2021    | 12/31/2021       | HVAC/Electic         |
| Unit 4                | 850                | 2 Br                  | \$1,850.00         | \$22,200.00         | 1/1/2021    | 12/31/2021       | HVAC/Electic         |
| Unit 5                | 640                | Studio                | \$1,500.00         | \$18,000.00         | 9/1/2021    | 8/31/2021        | HVAC/Electic         |
| Unit 6                | 580                | Studio                | \$1,100.00         | \$13,200.00         | 12/1/2020   | 11/30/2021       | HVAC/Electic         |
| Unit 7                | 750                | 1 BR                  | \$1,650.00         | \$19,800.00         | 12/15/2020  | 11/14/2021       | HVAC/Electic         |
| Unit 8                | 710                | Studio                | \$1,700.00         | \$20,400.00         | 10/1/2020   | 9/30/2021        | HVAC/Electic         |
| Unit 9                | 760                | Studio                | \$1,600.00         | \$19,200.00         | 10/1/2020   | 9/30/2021        | HVAC/Electic         |
| <b>Total Income</b>   |                    |                       | <b>\$21,650.00</b> | <b>\$259,800.00</b> |             |                  |                      |
| <b>Costs</b>          |                    |                       |                    |                     |             |                  |                      |
| Unreimbursed Electric | \$5,500.00         |                       |                    |                     |             |                  |                      |
| Insurance             | \$5,500.00         |                       |                    |                     |             |                  |                      |
| Unreimbursed Taxes    | \$22,000.00        |                       |                    |                     |             |                  |                      |
| <b>Total Cost</b>     | <b>\$33,000.00</b> |                       |                    |                     |             |                  |                      |
| <b>Totals</b>         |                    |                       |                    |                     |             |                  |                      |
| Total Cost            | \$33,000.00        |                       |                    |                     |             |                  |                      |
| Total Income          | \$259,800.00       |                       |                    |                     |             |                  |                      |
| NOI                   | \$226,800.00       |                       |                    |                     |             |                  |                      |