



FOR SALE: \$1,599,000

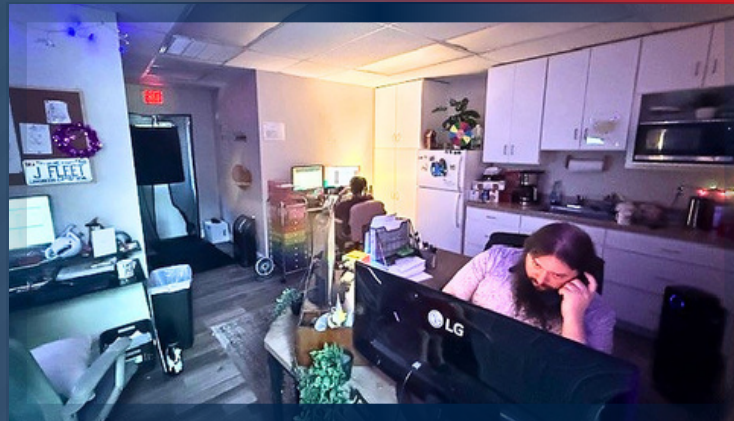
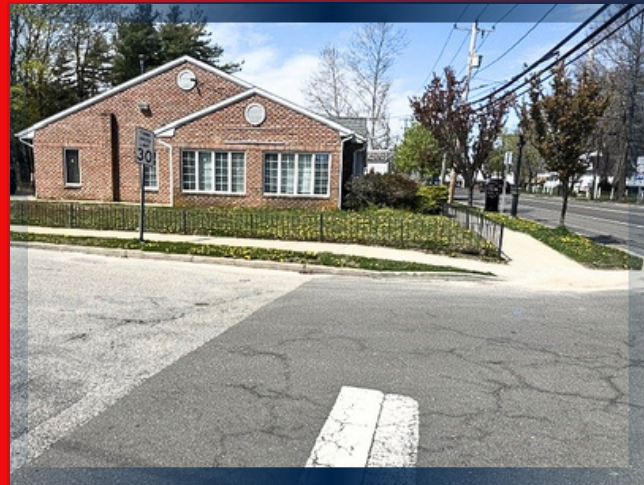
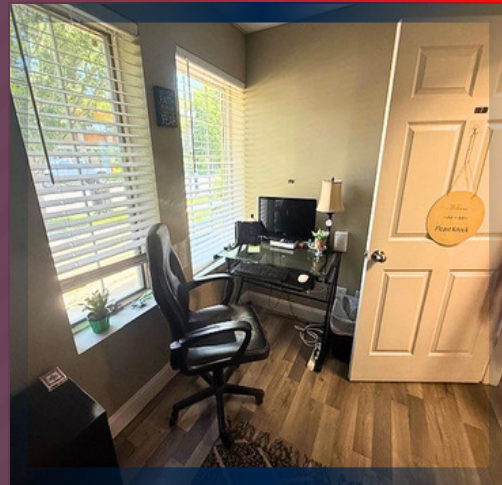
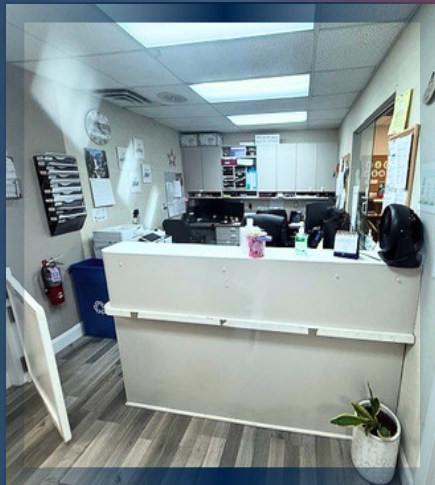


234 MAIN STREET, CENTER MORICHES, NY

±3,200 SF 4 UNIT COMMERCIAL BUILDING

(4) SEPARATE ±800 SF SPACES. OFFICE, MEDICAL OR RETAIL USE

Anthony LoMonaco
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Property Details

±3,200 SF 4 UNIT COMMERCIAL BUILDING

TENANCY: MULTIPLE (UP TO 4 TENANTS) (4) ±800 SF SPACES W/SEPARATE ENTRANCES

LEASES: 2 TENANTS (FULLY LEASED)

UNITS 1-3: COMMUNITY COUNSELING (OWNER) **POTENTIAL SALE LEASEBACK**

\$37.50/SF **\$7,500/MONTH +UTILITIES**

UNIT 4: NON-PROFIT COMPANY (PRIVATE)

\$37.50/SF **\$2,500/MONTH +UTILITIES**

FOR SALE: \$1,599,000

5.36% CAP RATE

TAX MAP: 0200858.0004.00007.000472233

TAXES: \$34,255.62

NOI: \$85,744.38

STORIES: 1

PARKING SPACES: 20

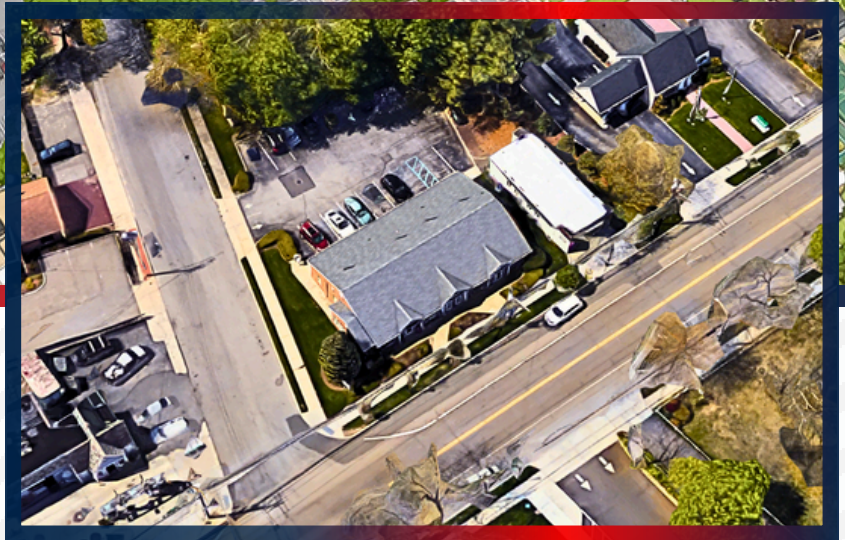
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For more information on this exclusive, contact:

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