

National Spine & Pain Center NNN Medical Investment Opportunity

207 North Clinton Avenue
Bay Shore NY



National Spine & Pain



Northwell South Shore University

Good Samaritan



Good Samaritan University Hospital

Google Maps

Executive Summary

Mogil Realty is pleased to present the exclusive listing of a Single Tenant Outpatient Medical Building with National Spine and Pain Centers, NNN Lease. The property consists of 10,000 sf medical office building over 2 floors on 1.06 acres. Brand New 20 Year Lease. Lease guaranteed by National Spine and Pain Centers. The building is a brand new construction that will be completed by end of 2026. Located in Bay Shore, NY on the South Shore of Suffolk County, close to two Hospitals (South Shore University & Good Samaritan) and all major roadways.

FINANCIAL SUMMARY

Price: \$8,909,091

Cap Rate: 5.50%

Building Size: 10,000 SF

Net Cash Flow: \$490,000

Year Built: 2026

Lot Size: 1.06 acres

LEASE SUMMARY

Lease Type: Absolute NNN

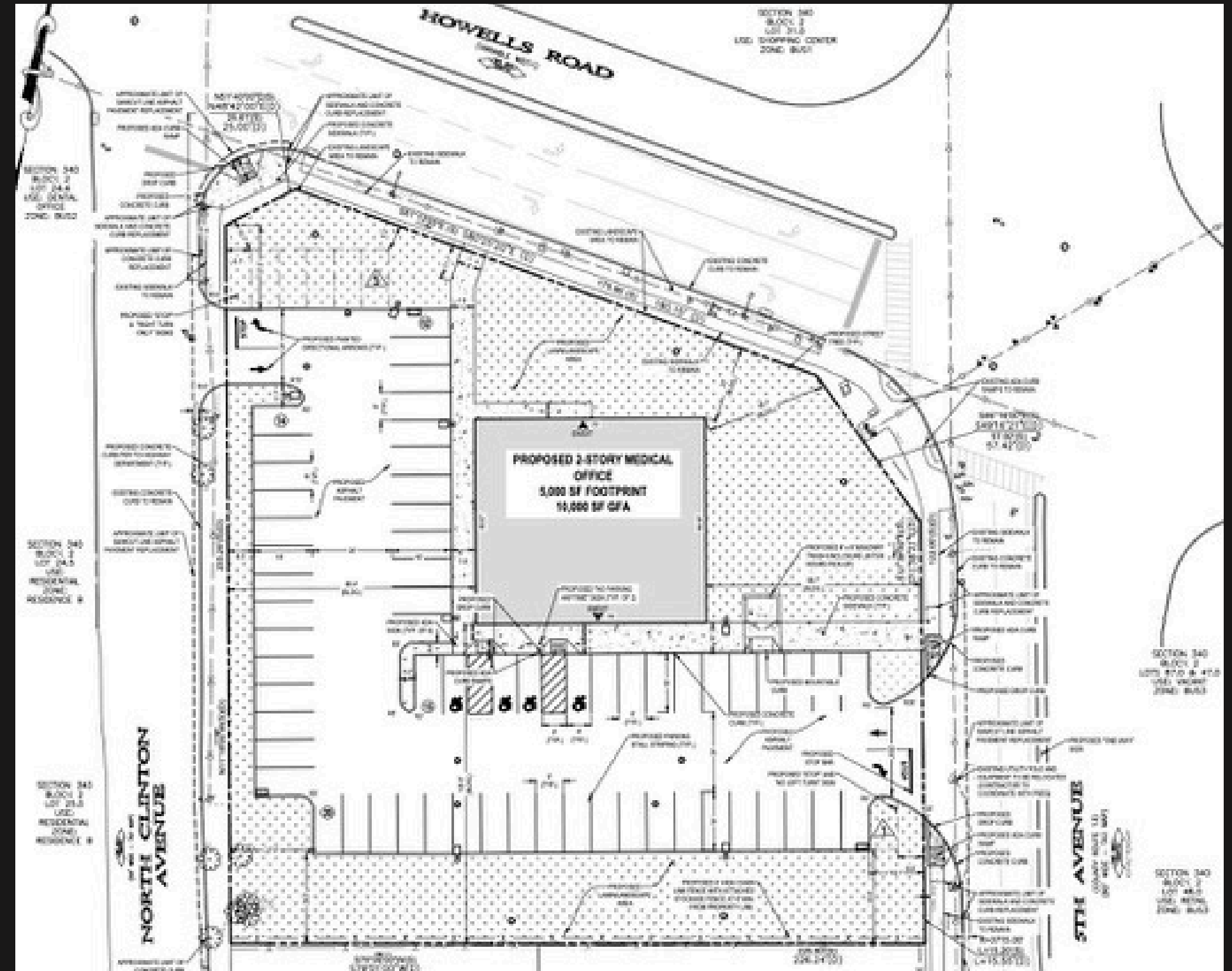
Tenant: National Spine & Pain

Guarantor: National Spine & Pain

Lease Term: 20 years

Rental Increases: 3% annual

Renewal Options: one 5 year option



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