

OFFERING SUMMARY

Sale Price:	\$2,856,250
Building Size:	11,425 SF
Available SF:	6,701
Lot Size:	1.1 Acres
Number of Units:	3
Price / SF:	\$250.00
Year Built:	1987
Zoning:	Light Industrial (L1)

PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer for sale 7 Old Dock Road. This 1.1 Acre industrial (zoned L1) property has a 11,425 SF building which consists of three demised units. Great for an investor or owner/user, the property generates income with tenants in each of the two, 2,362 SF units, while maintaining the prime corner 6,701 SF unit ready to occupy. The building is rear loading with four 10' rollup doors and a fenced rear yard. The smaller units have more than 20% air conditioned office space and the larger unit has fully air conditioned office and warehouse.

LOCATION OVERVIEW

Convenient access to the Long Island Expressway and Sunrise Highway. Situated in the heart of the Yaphank, Bellport Village, and Medford industrial area. Centrally located on Long Island for easy access to Western Suffolk, Nassau, New York City, North Fork, and the Hamptons.

PROPERTY HIGHLIGHTS

- 3 units
- Rear loading
- Greater than 20% office in each unit

ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

SAM LEFKOWITZ

ASSOCIATE /
NYS LICENSED SALESPERSON
631.682.6782
sam.lefkowitz@camcocre.com

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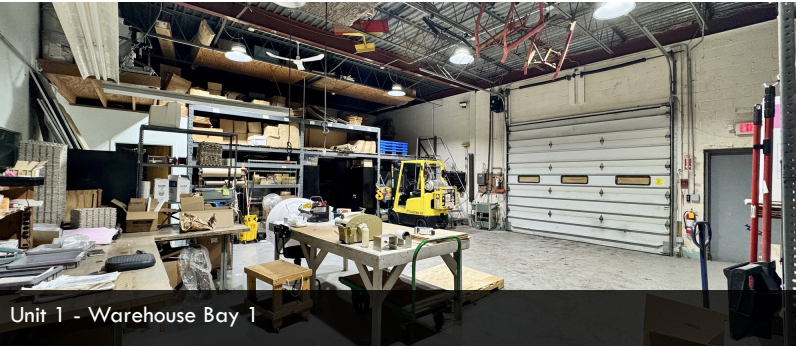
FOR SALE



Unit 1 - Front Entrance



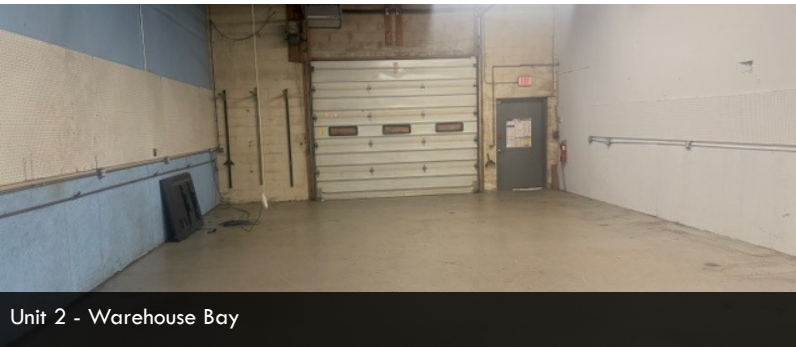
Rear Yard Loading



Unit 1 - Warehouse Bay 1



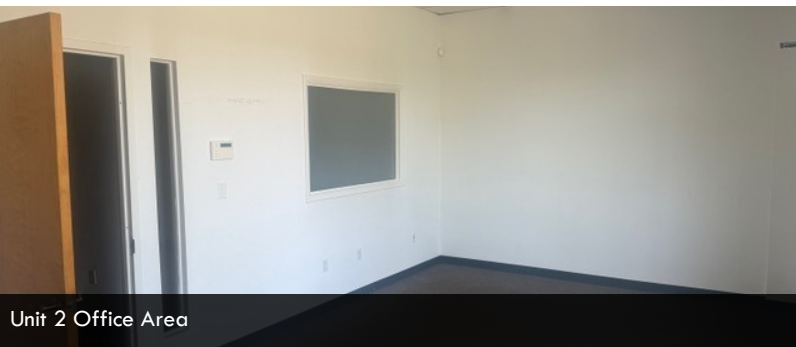
Unit 1 - Warehouse Bay 2



Unit 2 - Warehouse Bay



Unit 1 Assembly Area



Unit 2 Office Area



Unit 1 Assembly Area

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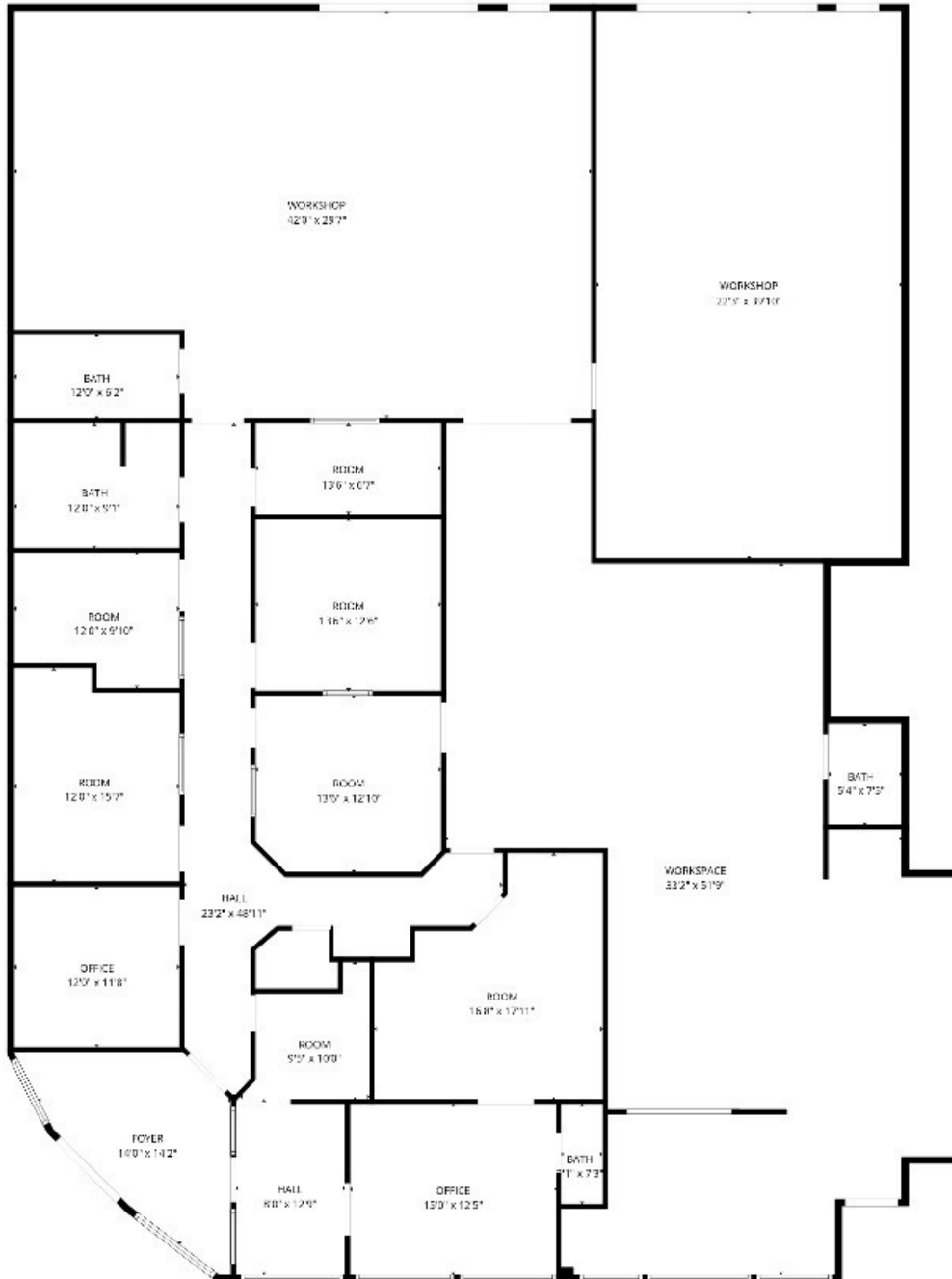
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Unit 1 Floor Plan

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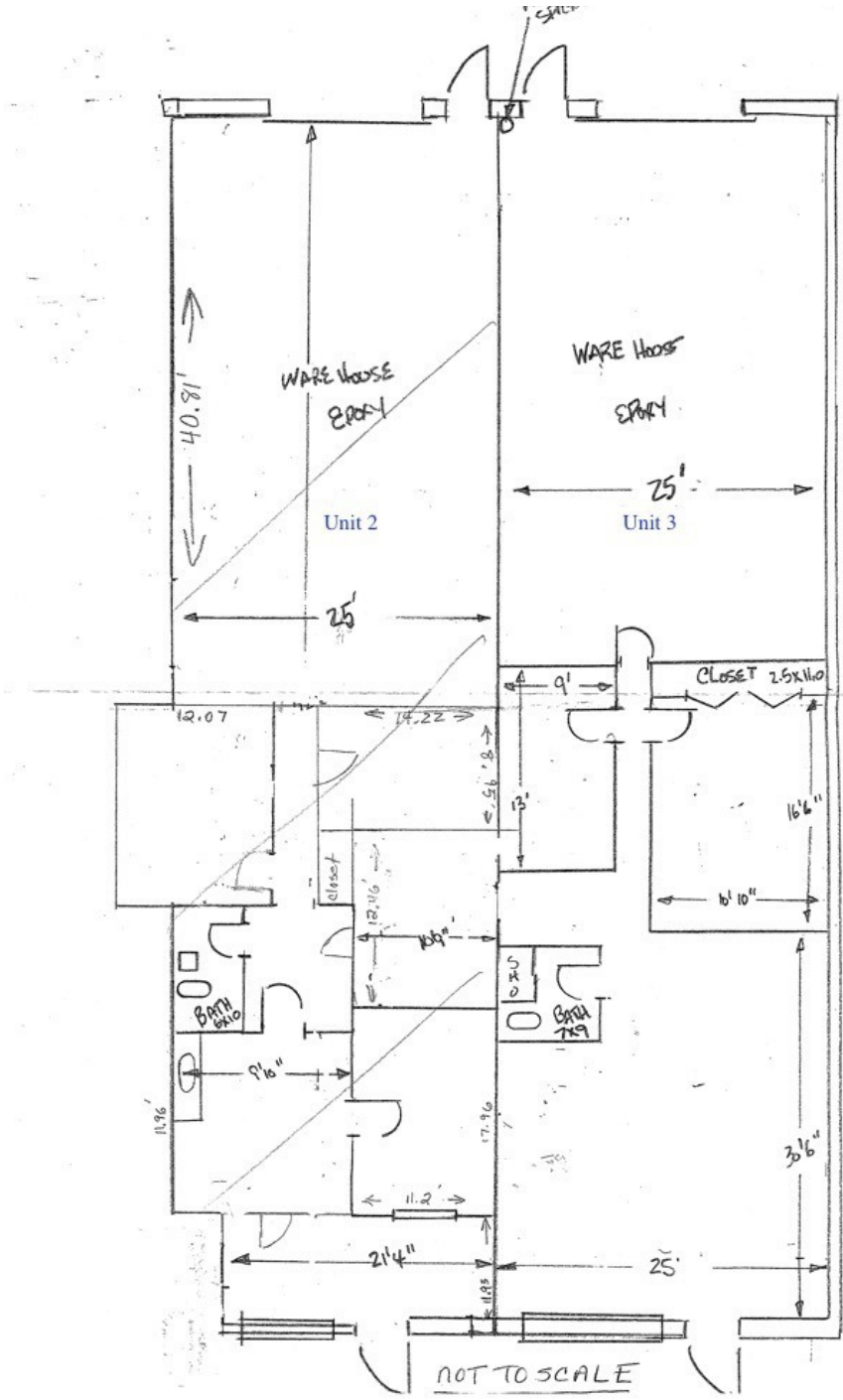
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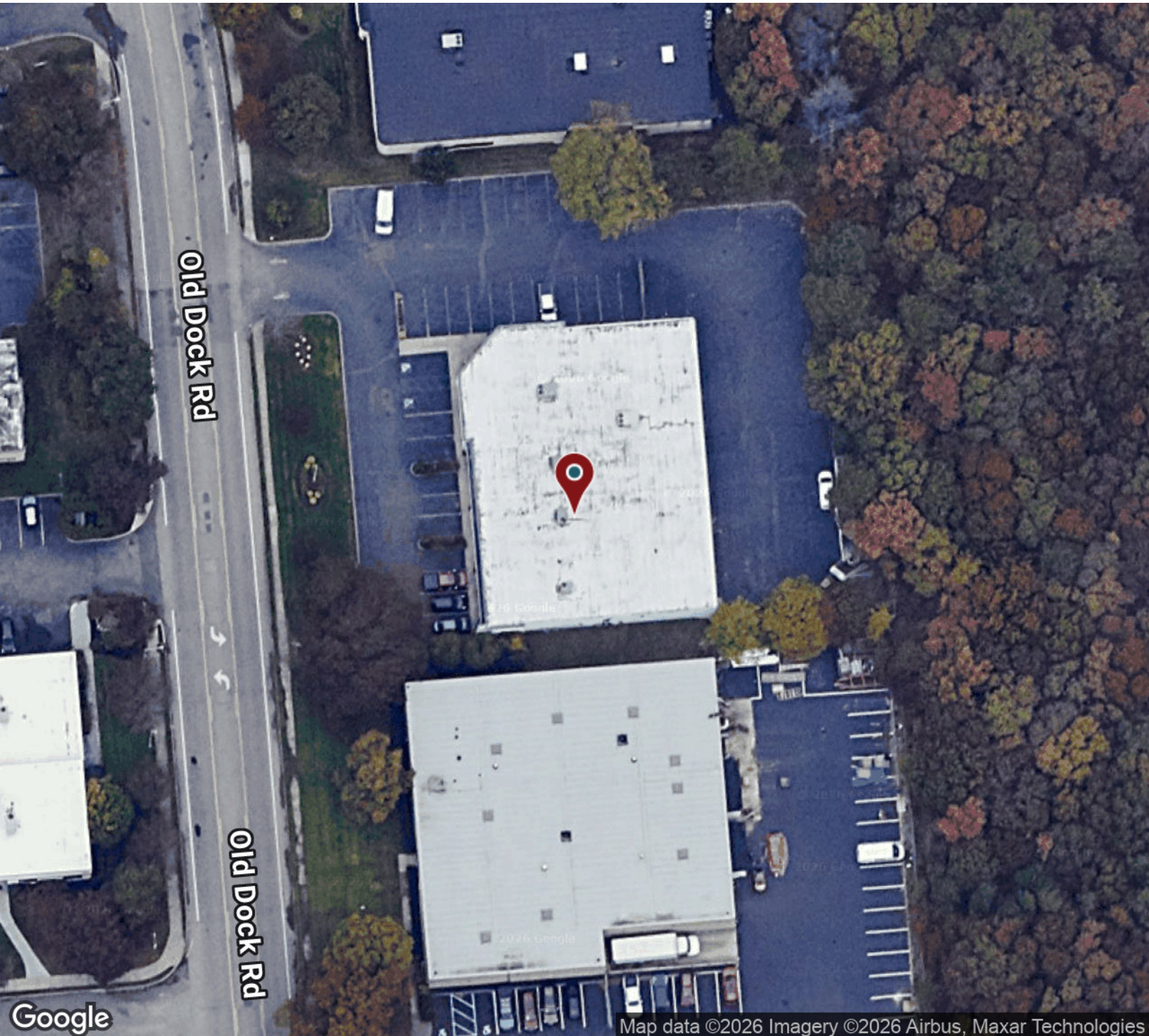


Unit 2 and Unit 3 Floor Plan

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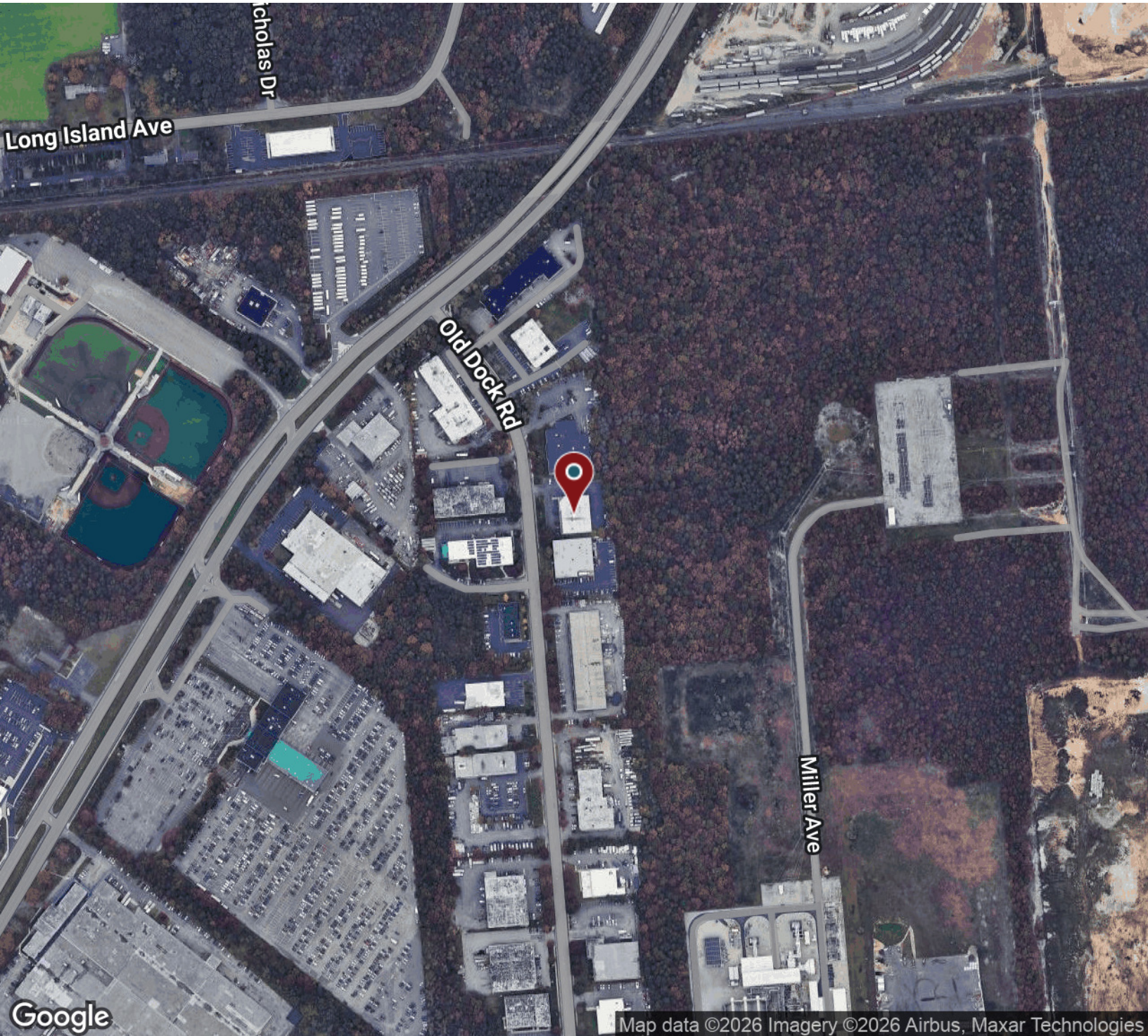
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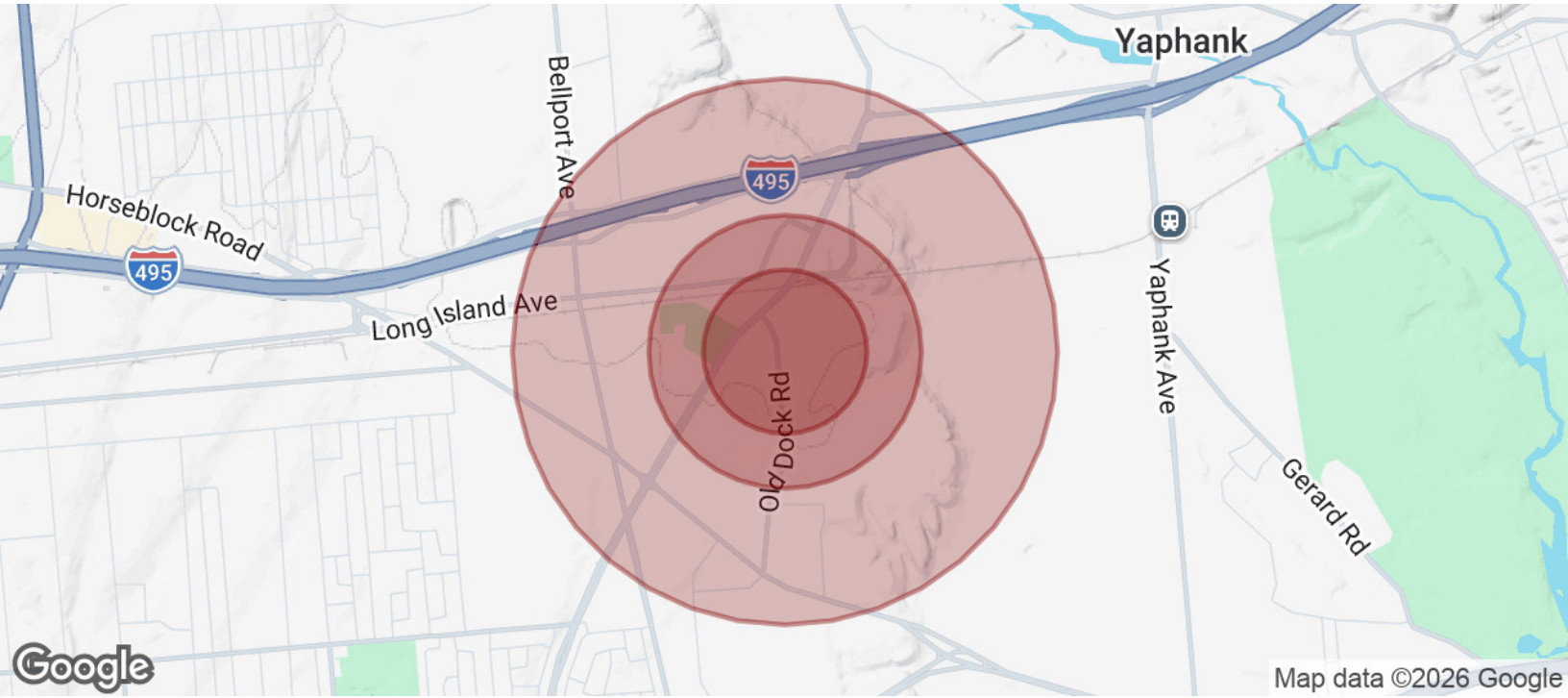
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	45	1,207
Average Age	40	41	39
Average Age (Male)	40	40	38
Average Age (Female)	40	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	14	432
# of Persons per HH	4	3.2	2.8
Average HH Income	\$205,574	\$173,467	\$133,852
Average House Value	\$578,970	\$539,326	\$473,533

2020 American Community Survey (ACS)

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7 Old Dock Road BOV

7 Old Dock Road, Yaphank, NY 11980

FOR SALE

Rent Roll

Unit	Tenant	Size	% of Buildi	Annual Rent	Potential Rent	Monthly Re	Rent PSF	Lease St	Lease End
1	Vacant (Owner I	6701	58.65%	\$ -	\$113,917.00	\$ -	\$17.00		
2	Tenant 1	2362	20.67%	\$16,545.96	\$ 16,545.96	\$1,378.83	\$ 7.01	1/1/26	12/31/30
3	Tenant 2	2362	20.67%	\$35,828.16	\$ 35,828.16	\$2,985.68	\$15.17	1/1/26	12/31/30
		11425		\$52,374.12	\$166,291.12	\$4,364.51			

Income Statement

Gross Annual Rental Inco \$ 52,374.12
 Gross Potential Rental In \$ 166,291.12

Expenses

Advertising \$ 100.00
 Insurance \$ 22,206.00
 Real Estate Taxes \$ 28,686.00
 Banking \$ 45.00
 Landscaping \$ 13,927.00
 Repairs and Maintenance \$ 7,616.00
 Snow Removal \$ 4,583.00
 Total Expenses \$ 77,163.00

Net Operating Income \$ (24,788.88)
 Potential Net Operating I \$ 89,128.12

Asking Price \$2,856,250.00
 Asking Price (PSF) \$ 250.00

Cap Rate -0.87%
 Potential Cap Rate 3.12%

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President & Co-Founder / NYS Licensed Associate Real Estate Broker

aric.schachner@camcocre.com

Direct: 631.389.0263 | Cell: 917.543.3255

PROFESSIONAL BACKGROUND

Aric Schachner is President and Co-Founder of CAMCO Commercial Real Estate LLC and a NYS Licensed Real Estate Associate Broker.

Born in Milwaukee, Wisconsin, Aric was raised in Belle Terre, New York and went to Earl L. Vandermeulen High School in Port Jefferson, NY. After high school, he attended NYU and graduated with a B.S. in Finance and Marketing from the Stern School of Business at New York University.

Aric Schachner was a founding member of SVN's first franchise on Long Island, SVN | Realty Three Advisors in 2010. Starting as the firm's Administrative Director, Aric gained responsibility over time demonstrating excellent communication and leadership skills. He deftly leveraged his education in finance to create complex financial models for property valuation, while his marketing background enhanced his ability to craft a companywide marketing plan while implementing and executing property specific marketing including design and construction of property proposals, websites, and other marketing collateral. Along the way, Aric earned his NY State Real Estate Salesperson's License. Once licensed, Aric took to the transactional side of real estate quickly, closing millions of dollars of lease and sale transactions in just a couple of years, being awarded the title of "Rising Star in Commercial Real Estate" by Long Island Business News in 2015. In October of 2015 Aric earned his broker's license becoming a NYS Licensed Real Estate Associate Broker. Aric was promoted to Managing Director of SVN | Realty Three Advisors on January 1st, 2018.

Aric Schachner with long time partners of his from SVN, formed CAMCO Commercial Real Estate in January of 2021. CAMCO CRE is a full service commercial real estate brokerage firm providing solutions to large corporations, middle market businesses, and individual entrepreneurial investors.

Aric Schachner works hard to build lasting relationships with property owners and tenants alike. He has closed lease and sale deals throughout New York, facilitating transactions with clients such as: Chick-Fil-A, CVS, The First National Bank of Long Island, Blue Point Brewery, real estate investors, family investment portfolios, local businesses, physicians, and professionals.

CAMCO Commercial Real Estate
310 Hallock Avenue, Suite 102
Port Jefferson Station, NY 11776
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SAM LEFKOWITZ

Associate / NYS Licensed Salesperson

sam.lefkowitz@camcocre.com

Direct: 631.682.6782

NY #401348935

PROFESSIONAL BACKGROUND

Sam Lefkowitz is a Commercial Real Estate Agent based in Port Jefferson, Long Island, offering a wide range of services, including cash flow analysis, property valuations, and debt restructuring advice. Samuel's experience in real estate asset management and brokerage provides him with a comprehensive understanding of the commercial sector.

Sam holds a bachelor's degree in history from Syracuse University and a master's degree in real estate from New York University. He began his career as a brokerage associate for Adams and Co in Manhattan, followed by a role at 4th Dimension Properties as an associate asset manager, overseeing day-to-day operations and leasing for mall properties across the nation.

Sam then worked at Basis Investment Group, a commercial real estate private equity platform, where he personally managed the oversight of \$1.03 billion in bridge loans, mezzanine loans, preferred equity investments, CMBS B pieces, and agency loans as an asset manager.

When not working, Sam enjoys boating on his Mako center console, fishing and exploring Long Island's waterways..

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