



4481-4505 Sunrise Highway

FOR SALE | VALUE ADD RETAIL STRIP | BOHEMIA, NY 11716



REDUCED ASKING PRICE
\$2,950,000

ADDRESS	4481-4505 Sunrise Highway Bohemia, NY 11716
SECTION-BLOCK-LOT	278-1-22.1
LOT AREA	40,075 SF (.75 ACRES)
BUILDING DIMENSIONS	210' x 80'
STORIES	1 Story
BUILDING SQ. FT.	18,980 SF
RETAIL UNITS	7
PARKING SPACES	10 (approx.)
YEAR RE-BUILT	1978
ZONING	Commercial (BUS1)
LAND USE	485 - One story small structure multi-occupant
RE TAXES (2025)	\$53,416

PROPERTY HIGHLIGHTS

- Neighborhood retail strip with parking
- 55% leased with tremendous upside in the rents
- Approx. 10 onsite parking spaces
- Separate 11,000 SF paved area can be converted to additional parking lot
- Tremendous exposure with 230' of frontage along Sunrise Highway
- Long-term value-add investment property
- Ideal 1031 exchange

Contact Exclusive Agents for Additional Information:

Thomas A. Donovan

PRESIDENT
QUEENS INVESTMENT SALES
646.502.3481
tdonovan@meridiancapital.com

Tommy Lin

VICE PRESIDENT
INVESTMENT SALES
646.502.3484
tlin@meridiancapital.com

Eugene Kim

VICE PRESIDENT
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646.502.3483
ekim@meridiancapital.com

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Rent Roll

Units	Tenant	Lease Expires	Lease Expires	Sq. Ft.	Rent P.S.F.	Monthly Rent	Annual Rent
ST #1	Vacant			2,500	\$25	\$5,208.33	\$62,500.00
ST #1A	D & B Beer & Smoke Inc.	10/01/20	09/30/30	1,990	\$18	\$3,014.11	\$36,169.32
ST #2	Vacant			3,990	\$20	\$6,650.00	\$79,800.00
ST #3	Beauty Supplies	10/01/23	09/30/33	3,150	\$24	\$6,194.37	\$74,332.44
ST #4	Undivided Fitness	09/01/22	08/31/32	3,990	\$17	\$5,791.45	\$69,497.40
ST #5	Vacant			1,995	\$18	\$2,992.50	\$35,910.00
ST #6	Verizon Wireless	05/01/12	04/30/30	1,365	\$52	\$5,897.78	\$70,773.36
TOTAL: TOTAL:				18,980	\$22.60	\$35,748.54	\$428,982.52

Income & Expenses

REVENUE

Annual In Place Rent	\$250,773
Annual Projected Rent	\$178,210
Tenant W/S Reimbursement	\$540
Effective Gross Income	\$429,523

EXPENSES (Estimated)

Metrics

RE Taxes (2025)	\$2.81 per sq. ft.	\$53,416
Insurance	\$1.23 per sq. ft.	\$23,391
Water and Sewer	\$0.03 per sq. ft.	\$480
Gas and Electric	\$0.32 per sq. ft.	\$6,040
Repairs & Maintenance	\$0.65 per sq. ft.	\$12,377
Landscaping	\$0.14 per sq. ft.	\$2,607
Management (Projected)	3% of EGI	\$12,886
Total Expenses	Exp/Inc Ratio 26%	\$111,197

NET OPERATING INCOME

\$318,326

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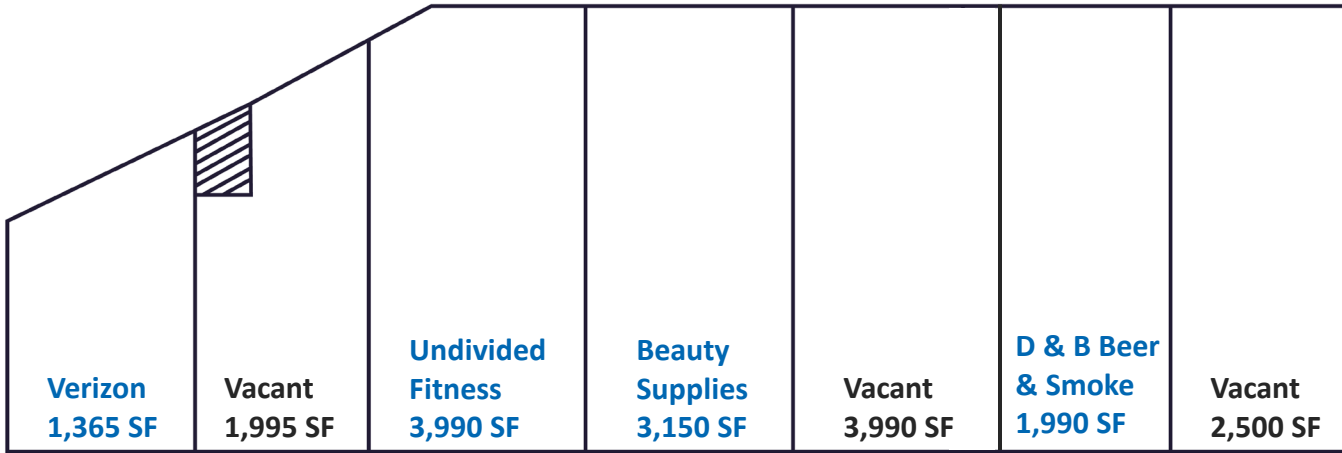
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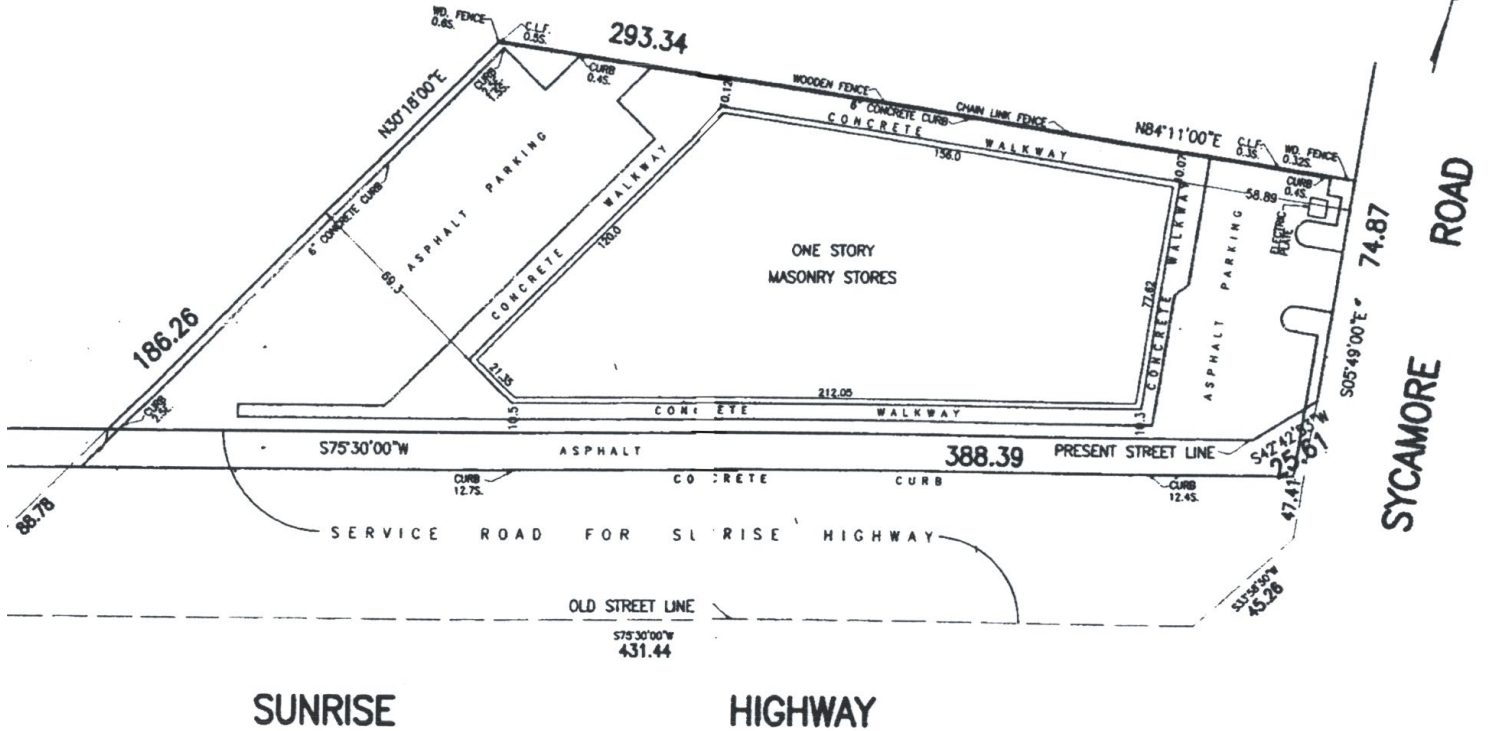
Floor Plan/Layout



SYCAMORE AVE

SUNRISE HIGHWAY (RT 27)

Survey



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