

3 BUILDING MIXED-USED PORTFOLIO FOR SALE

1137, & 1143 E. MAIN ST. SHRUB OAK, NY

ASKING PRICE: \$2,995,000



PROPERTY INFORMATION

- 8,000+ DAILY TRAFFIC COUNT
- 3 BUILDINGS INCLUDED IN SALE
- 6 RETAIL/OFFICE TENANTS
- 5 RESIDENTIAL APARTMENTS
- TOTAL SIZE 7,845 SF
- TOTAL LOT SIZE .91 ACRES (2 LOTS)
- PARKING SPOTS 43
- 11 METERS (ALL TENANTS PAY ELECTRIC)
- ZONING C-2 (COMERCIAL HAMLET CENTER)
- MUNICIPAL WATER & SEPTIC (3 TANKS)
- ABOVE GROUND OIL

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10 McMahon Place Mahopac, NY 10541

! ATTENTION INVESTORS ! 3 BUILDING, FULLY OCCUPIED, INCOME PRODUCING, INVESTMENT PORTFOLIO FOR SALE IN THE HEART OF SHRUB OAKS COMMERCIAL HAMLET CENTER. RETAIL TENANTS INCLUDE A HAIR SALON, ICE CREAM SHOP, DELI, GUITAR SHOP, FUEL BUSINESS AND GIFT SHOP. 5 RESIDENTIAL APARTMENTS INCLUDE 3, ONE BEDROOMS AND 2, TWO BEDROOMS. 8,000+ DAILY TRAFFIC COUNT, STEPS AWAY FROM THE TACONIC STATE PARKWAY, BUS STOPS, LIBRARY, SCHOOLS AND MORE. LARGE PARKING LOT AND 2 BEAUTIFULLY LANDSCAPED PARCELS MAKE IT INVITING/CONVENIENT FOR BOTH RESIDENTS AND CUSTOMERS.



COLDWELL BANKER REALTY

2026 ANNUAL INCOME

** 3% Increase each year **							
			RENT	START LEASE	TERM	SIZE (Sf)	PROFORMA
1143 a E Main Street Shub Oak, NY							
Tommy	COM.	DELI	\$4,537.00	9/1/2012	10 + 5	1230	\$4,800.00
Tom & Cindy	COM.	ICE CREAM	\$2,011.00	6/1/2025	3 YEARS	750	\$2,800.00
Amy	APT 1	1 BEDROOM	\$1,845.00	7/1/2026	YEARLY	585	\$2,200.00
Brett	APT 2	1 BEDROOM	\$1,825.00	8/1/2026	YEARLY	495	\$2,100.00
Mathew	APT 3	1 BEDROOM	\$1,849.00	12/1/2025	2 YEAR	510	\$2,100.00
Samantha	APT 4	2 BEDROOM	\$2,055.00	11/1/2022	2 YEAR	645	\$2,400.00
1143 b E Main Street Shrub Oak, NY							
Christina	COM.	TNG SALON	\$1,957.00	05/01/2021	3 YEARS	810	\$2,500.00
John	COM.	GUITAR STORE	\$800.00	10/15/2011	YEARLY	590	\$1,500.00
Don	COM.	HUDSON FUEL	\$900.00	10/1/2019	5 YEARS	510	\$1,500.00
1137 E Main Street Shrub Oak, NY							
Ashley	COM.	CELTIC AER	\$1,952.00	02/01/2020	5 YEARS	825	\$2,500.00
Patricia	APT 1	2 BEDROOM DUPLEX	\$1,995.00	02/01/2019	5 YEARS	895	\$2,600.00
MONTHLY		TOTAL	\$21,726.00				\$27,000.00
ACTUAL ANNUAL INCOME TOTAL			\$260,712.00		PROFOMA INCOME		\$324,000.00

2025 ANNUAL EXPENSES

Taxes:	\$39,412.23
Insurance:	\$16,990
Trash Removal (Dumpster):	\$8,504.19
Landscaping:	\$11,480
Electric:	\$2,050
Fuel (oil):	\$28,099
Water:	\$2,739.59
Optimum (security Cameras):	\$2,064
Total:	\$111,339
Actual NOI:	\$149,373 (5% CAP)
Proforma NOI:	\$212,661 (7.1% CAP)

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ANNUAL INCOME & EXPENSES

1137 E MAIN ST. SHRUB OAK, NY

2 Tenants (1,720 sf)



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COLDWELL BANKER REALTY

1143 (A) E MAIN ST. SHRUB OAK, NY

6 Tenants (4,215 sf)



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COLDWELL BANKER REALTY

1143(B) E MAIN ST. SHRUB OAK, NY

3 Tenants (1,910 sf)



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DEMOGRAPHICS & MAPS

10588

ZIP Code Tabulation Area in: [2 counties](#), [New York-Newark-Jersey City, NY-NJ Metro Area](#), [New York, United States](#)

2,783

Population

Census data: ACS 2024 5-year unless noted

1.6 square miles

1,711.9 people per square mile

Households

1,045

Number of households

the New York-Newark-Jersey City, NY-NJ Metro Area: 7,409,947

New York: 7,722,646

United States: 129,227,496

2.6

Persons per household

about the same as the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 2.6

a little higher than the figure in New York: 2.5

a little higher than the figure in United States: 2.5

Income

\$68,269

Per capita income

about 25 percent higher than the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$55,691

about 1.4 times the amount in New York: \$50,712

about 1.5 times the amount in United States: \$44,673

\$178,977

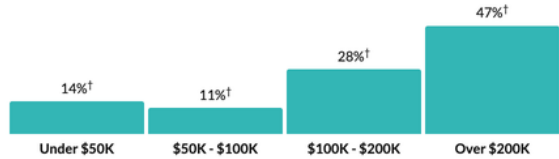
Median household income

nearly double the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$99,155

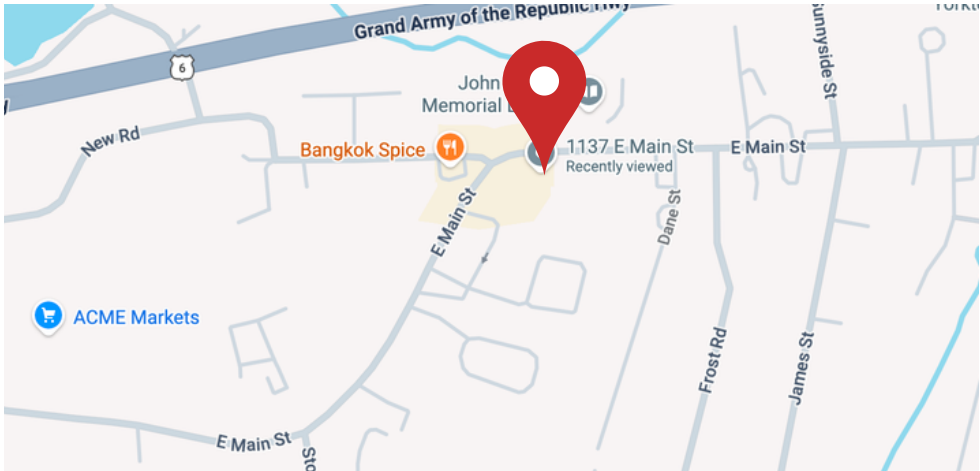
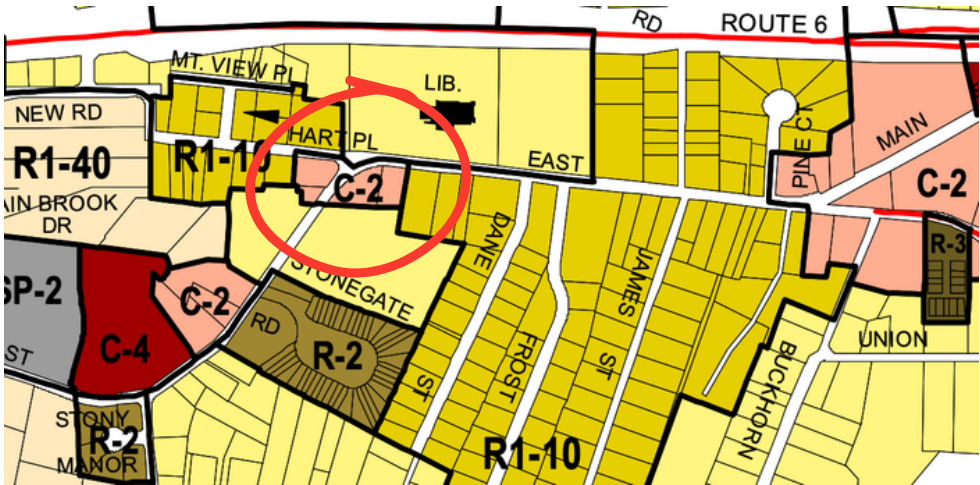
more than double the amount in New York: \$85,974

more than double the amount in United States: \$80,734

Household income



Show data / Embed



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