



PLISKIN REALTY & DEVELOPMENT, INC.

PLISKIN REALTY MANAGEMENT, LLC.

For Sale

ADVANCE AUTO PARTS

PRICE REDUCED

7,000 SF Free Standing

📍 Corner of Montauk Hwy & Wellwood Ave, Lindenhurst NY



CAP Rate:
7%



NOI:
\$235,015



Building Size:
7,000 SF



Lot Size:
37,461 SF



Year Built:
2008



ADT:
27,000/Day



Parking:
46 Cars

INVESTMENT HIGHLIGHTS



- Expenses: Tenant responsible for Taxes, CAM, Insurance, Roof, and Parking Lot
- Term: Expires February 1, 2036
- Rent increases to \$266,000 on 2/1/2031
- Tenant since 2008
- Three (3) Five (5) year renewal options with 10% rent escalations every 5 yrs
- Corporate lease guarantee

Contact Exclusive Broker:



MARVIN HARTMAN
Licensed Associate RE Broker



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