



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:**  
6.5%



**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



mhartman@  
pliskinrealty.com



Office:  
516-997-0100  
ext. 0309



Cell:  
516-659-8131

📍 591 Stewart Avenue • Suite 100 • Garden City, NY 11530



516-997-0100



www.PliskinRealty.com



mhartman@pliskinrealty.com