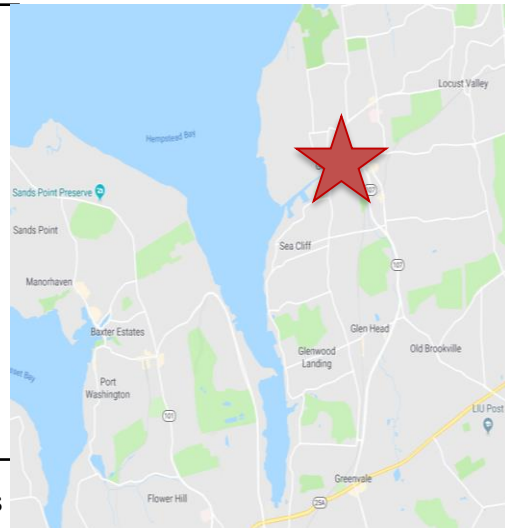


FOR SALE: \$1,600,000



OVERVIEW

Sec-Block-Lot	23-E-441	Commercial Units	3
Lot Dimensions	69 x 138 ft	Year Built	1937
Lot Size	9,522 SF	Price per SF	\$139
Building Dimensions	69 X 108ft	Zoning	B-1
Building Size	11,500 SF	Taxes (17/18)	\$64,000



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Highlights

- 11,500 square foot mixed use building, located in the heart of Glen Cove's Retail Corridor
- 7,500 square feet of retail on the ground floor with 4,000 square feet of office upstairs
- **Less than one Block away from the new RXR Glen Cove Development Project**
- 70 Feet of Frontage on Glen Street
- Directly Adjacent to Glen Cove's municipal parking garage, along with ample street parking

PRIME MIXED USE GLEN COVE OPPORTUNITY

17-21 Glen Street, Glen Cove, NY 11542

Tenant	SF	Lease Terms	Monthly Rent	Annual Rent
Retail				
Store 1	5,000	Vacant upon Sale	\$8,333*	\$100,000*
Store 2	2,500	Vacant	\$4,166*	\$50,000*
Subtotal	7,500		\$12,500*	\$150,000*
Second Floor				
London Jewelers	4,000	expires 8/2019	\$6,200	\$74,400
Subtotal	11,500		\$6,200	\$74,400
Projected Gross Total			\$18,700*	\$224,000*
Expenses				
Taxes				\$64,000
Insurance				\$6,500
Total Expense				\$70,500
Projected NOI				\$153,500

*- projected

