

FOR SALE



RETAIL PROPERTY

OFFERED AT \$2,550,000

**1250 PLEASANTVILLE ROAD
BRIARCLIFF MANOR, NY**

Steve McCulloch
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HP HOULIHAN-PARNES
REALTORS, LLC

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EXCLUSIVE BROKER RETAIL/OFFICE PROPERTY FOR SALE

ADDRESS 1250 Pleasantville Road, Briarcliff New York

DESCRIPTION This is a 2 story retail building consisting of approximately 7000 square feet evenly divided between upper and lower levels, is made of concrete and steel construction with brick and aluminum exterior providing a low maintenance property. As this property is built into a hill there is parking in the front of the building (14 spaces) as well as parking in the back of the building (16 spaces) providing walk in access for both levels. The building and parking areas are in very good condition with no apparent deferred maintenance. Each tenant has their own gas fired HVAC unit and pay for their utilities directly to the provider. There are 5 individual retail spaces. This property is serviced by municipal sewer and water and was built around 1988.

LOCATION Pleasantville Road is the main street running through the Village of Briarcliff and the subject property is within easy walking distance of the Village's central retail shopping district. Access to Route 9A, both northbound and southbound is approximately 50 yards away.

LOT SIZE .49 acres

TENANCY All of the tenants are retail businesses with tenancy ranging from 20 years to 6 months. This is important to note as it shows the property offers businesses long term stability and it also demonstrates strength in the market where new tenants are drawn for the amenities provided and the easy walk into the village of Briarcliff, certainly one of Westchester's most affluent communities.

PRICE \$2,550,000

CONTACT Steve McCulloch at 914-641-4305 or email
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1250 PLEASANTVILLE ROAD
BRIARCLIFF, NY

ESTIMATED ANNUAL INCOME AND EXPENSES

1250 Pleasantville Road Briarcliff Manor, New York

Income

Base Rent	\$222,548.00
Water Pass Thru	\$1,875.00
Re Tex Pass Thru	<u>\$5,540.00</u>
Total Income	\$229,963.00

Expenses

Taxes	-	\$44,625.00
Water		\$2,517.00
Electric		\$1,800.00
Insurance		\$3,500.00
Repairs/Main/Grounds		<u>\$16,000.00</u>
Total Expenses		\$68,442.00

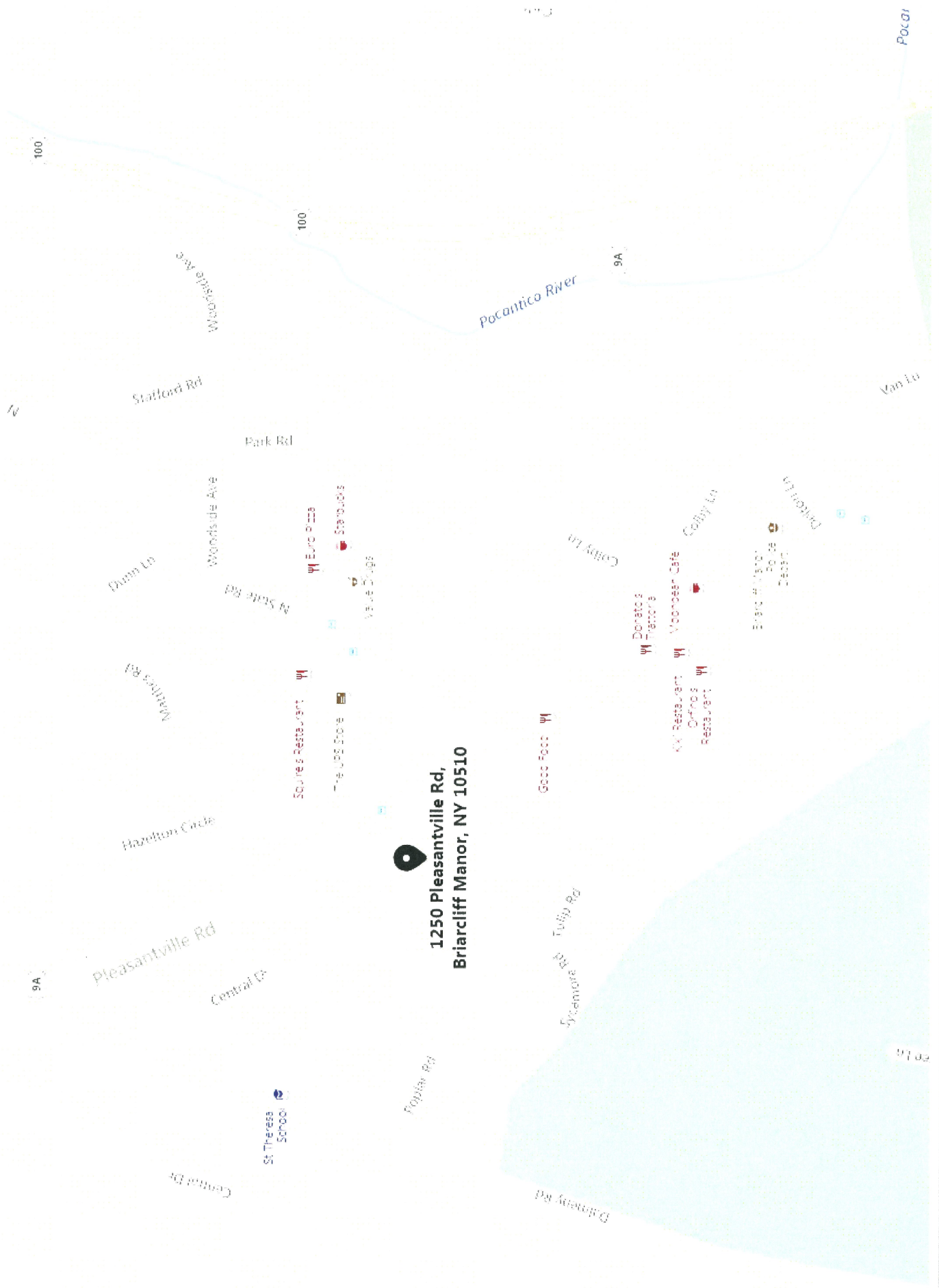
NOI **\$161,521.00**



RENT ROLL

TENANT	SF OCCUPIED	MONTHLY RENT	ANNUAL INCREASE	LEASE EXPIRATION	OPTION TO RENEW	TAX CONTRIBUTION	WATER CONTRIBUTION
TASTEFULLY YOURS	1,962	\$6,930	2.50%	2/28/2022	1-5 YEAR OPTION	\$5,242.00	\$1,305.00
ZOKKOS SALON	1,320	\$4,273	0%	1/30/2020		\$298.00	\$2,338.00
BIKE WORKS	1,080	\$2,900	0%	5/31/2022			
KARMA ROAD YOGA	1,534	\$2,441	2%	1/31/2023			
LEMKO DESIGNS	1,120	\$2,000	2%	7/31/2020			
Total	7,016	\$18,544				\$5,540.00	\$3,643.00





**1250 Pleasantville Rd,
Briarcliff Manor, NY 10510**





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