



## \$2,999,999

**45 Glen Cove Road  
Greenvale, New York, 11548**

### Property Details

Sec-Block & Lot	20-N-604
Lot Dimensions	77 x 137 IIR
Lot Size	10,549
Building Dimension	83 x 45 IIR
Building SF	6,020
Year Built	1964
Zoning	Residence B (R-B)
Taxes	\$47,924

**ERG Commercial Real Estate** has been retained to arrange for the sale of 45 Glen Cove Road, Greenvale, New York, 11548. This 6,020sf property is located on Glen Cove Road, just 3 blocks north from Northern Boulevard with approximately 40,000 cars passing per day. It is fixed directly in front of a traffic light with 22 parking spaces anterior to the building.

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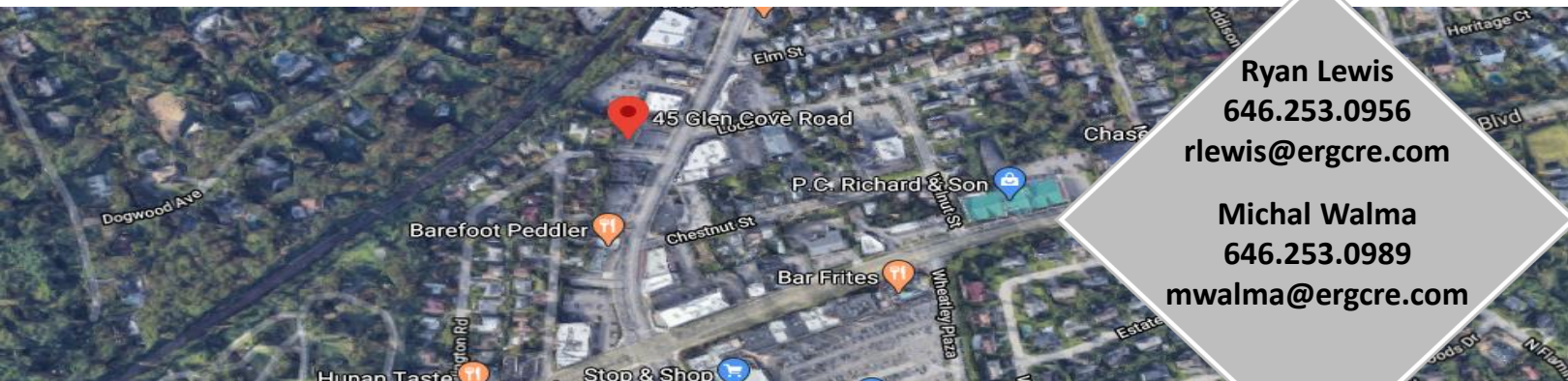
Unit	Status	Square Feet	Current Rent (Monthly)	Current Rent (Annual)
Clothing Store	Occupied	1,700	\$6,712.00	\$80,544.00
Jewelry Store	Occupied	1,300	\$5,500.00	\$66,000.00
Laffey Real Estate	Occupied	3,000	\$7,245.00	\$86,940.00
<b>Totals:</b>			<b>\$19,457.00</b>	<b>\$233,484.000</b>

## EXPENSES (Approx.)

Taxes:	\$ 30,000
Insurance:	\$ 4,000
<b>Total Expense</b>	<b>\$ 34,000</b>

## NET OPERATING INCOME

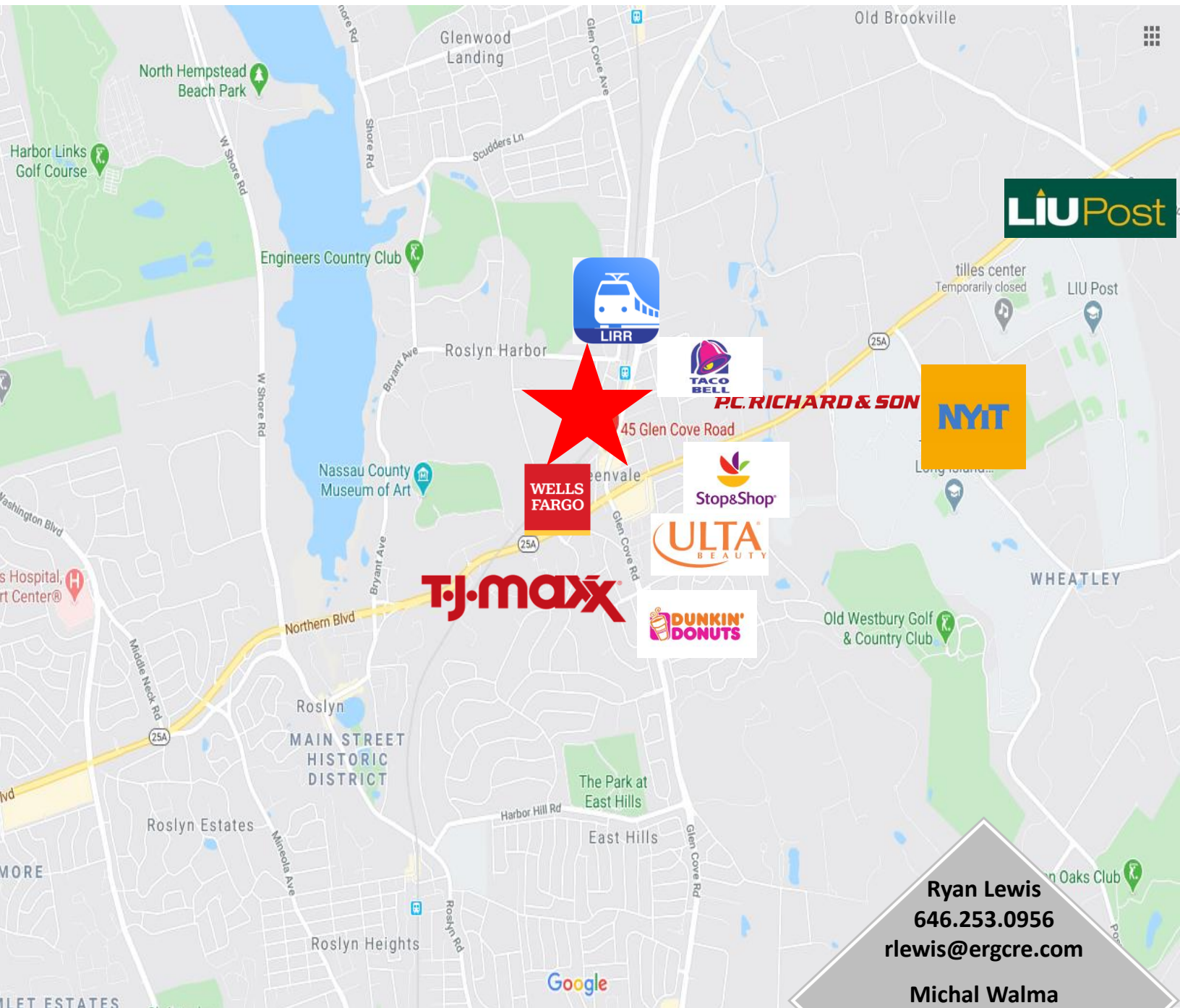
**Net Income: \$199,484.00**



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