



\$3,195,000

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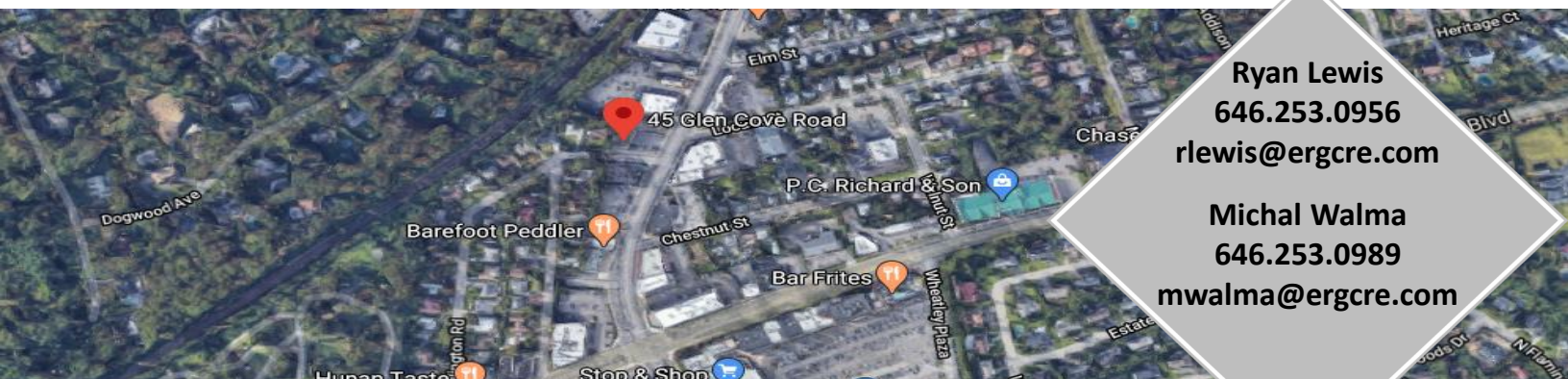
Unit	Status	Square Feet	Current Rent (Monthly)	Current Rent (Annual)
Clothing Store	Occupied	1,700	\$6,712.00	\$80,544.00
Jewelry Store	Occupied	1,300	\$5,500.00	\$66,000.00
Laffey Real Estate	Occupied	3,000	\$7,245.00	\$86,940.00
Totals:			\$19,457.00	\$233,484.000

EXPENSES (Approx.)

Taxes:	\$ 30,000
Insurance:	\$ 4,000
Total Expense	\$ 34,000

NET OPERATING INCOME

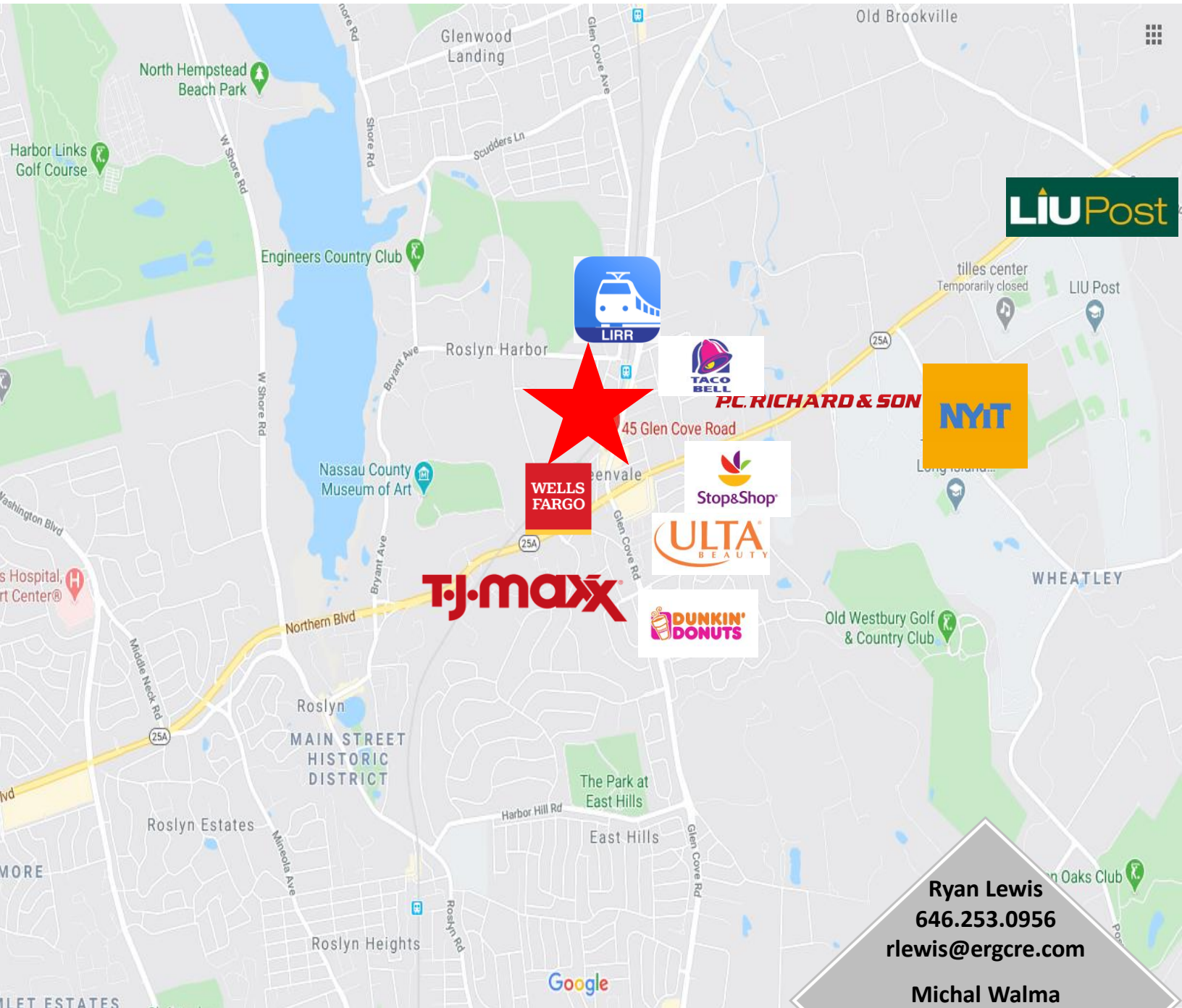
Net Income: \$199,484.00



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