#### **ERG** COMMERCIAL REAL ESTATE Prime Office/Retail Location For Sale



### \$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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All information furnished here is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance there on. Thus any prospective purchaser should independently verify all items deemed relevance to its due diligence enquiry with respect to the property, notwithstanding that the sender believes information be true and/or reasonable.

# For Sale

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



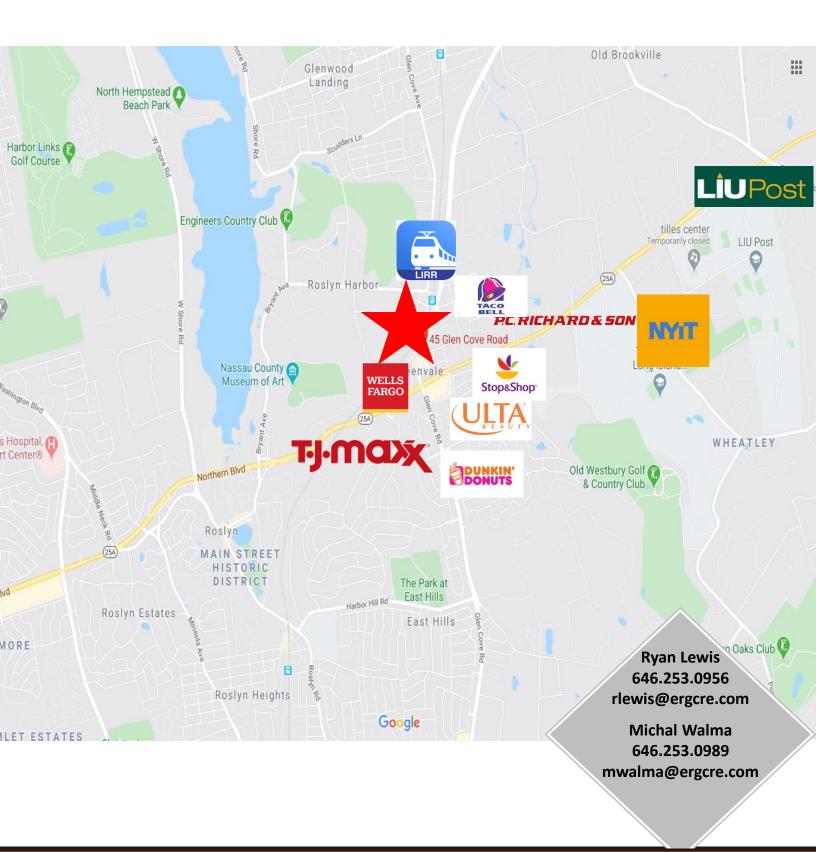
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