

ASKING PRICE: \$3,300,000



235 Rockaway Avenue

Property Information	
Sec Block & Lot	37-121-31
Lot Dimensions	40' x 100'
Lot Size	4,356 SF
Building Dimensions	40' x 80'
Building Size	7,800 SF
Year Built	1927
Zoning	C-1
Stories	2
Taxes (20/21)	\$81,347.18

11 E Hawthorne Avenue

Property Information	
Sec Block & Lot	37-121-9
Lot Dimensions	50' x 130'
Lot Size	4,791 SF
Building Dimensions	50' x 40'
Building Size	7,600 SF
Year Built	1927
Zoning	C-1
Stories	3
Taxes (20/21)	\$47,563.36

PROPERTY HIGHLIGHTS

- Corner mixed use property
- main retail corridor
- Directly across from LIRR Valley Stream Station
- Easy access to main transportation routes
- Private 10 car parking lot, ample municipal parking



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FINANCIAL SUMMARY

INCOME (Projected)

Gross Annual Income (Projected): **\$427,248**

EXPENSES (Approx.)

Taxes: \$ 128,910

Insurance: \$ 18,755

Water/Sewer: \$ Tenant

Fuel: \$ Tenant

Electric: \$ Tenant

Management \$ 12,720

Total Expense **\$ 160,385**

NET OPERATING INCOME (Projected)

Net Income (Projected) : **\$266,863**



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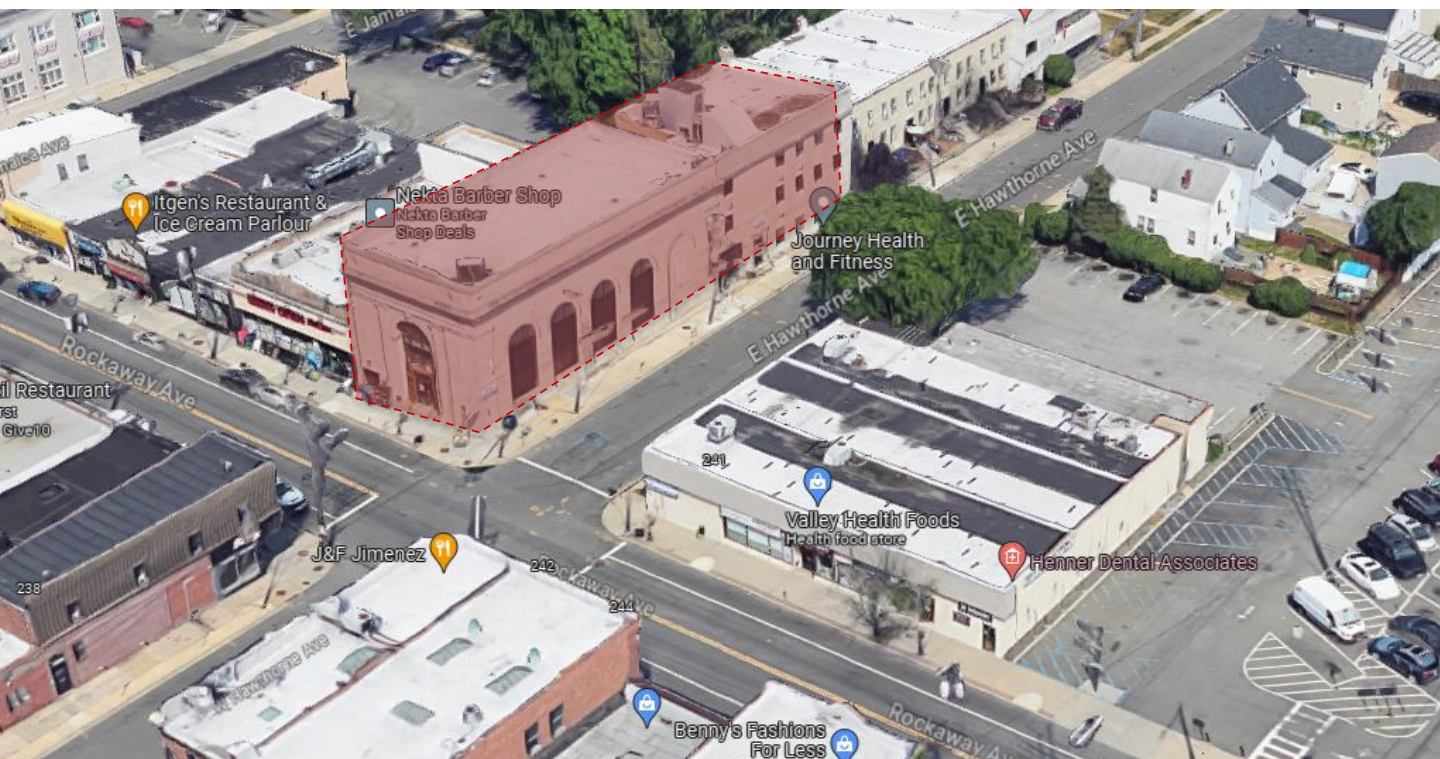
Projected Rent Roll

235 Rockaway Avenue

Units	SF (APPROX.)	Lease exp	Monthly Rent	Annual Rent
1	7,800	Vacant	\$19,500	\$234,000
Total	7,800		\$19,500	\$234,000

11 E Hawthorne Avenue

Units	SF (APPROX.)	Lease exp	Monthly Rent	Annual Rent
Floor 1	2,100	4/30/2027	\$4,254	\$51,048
Floor 2	2,400	owner occupied	\$4,600	\$55,200
Floor 3	3,100	10/31/2025	\$7,250	\$87,000
Total	7,600		\$15,901	\$193,248

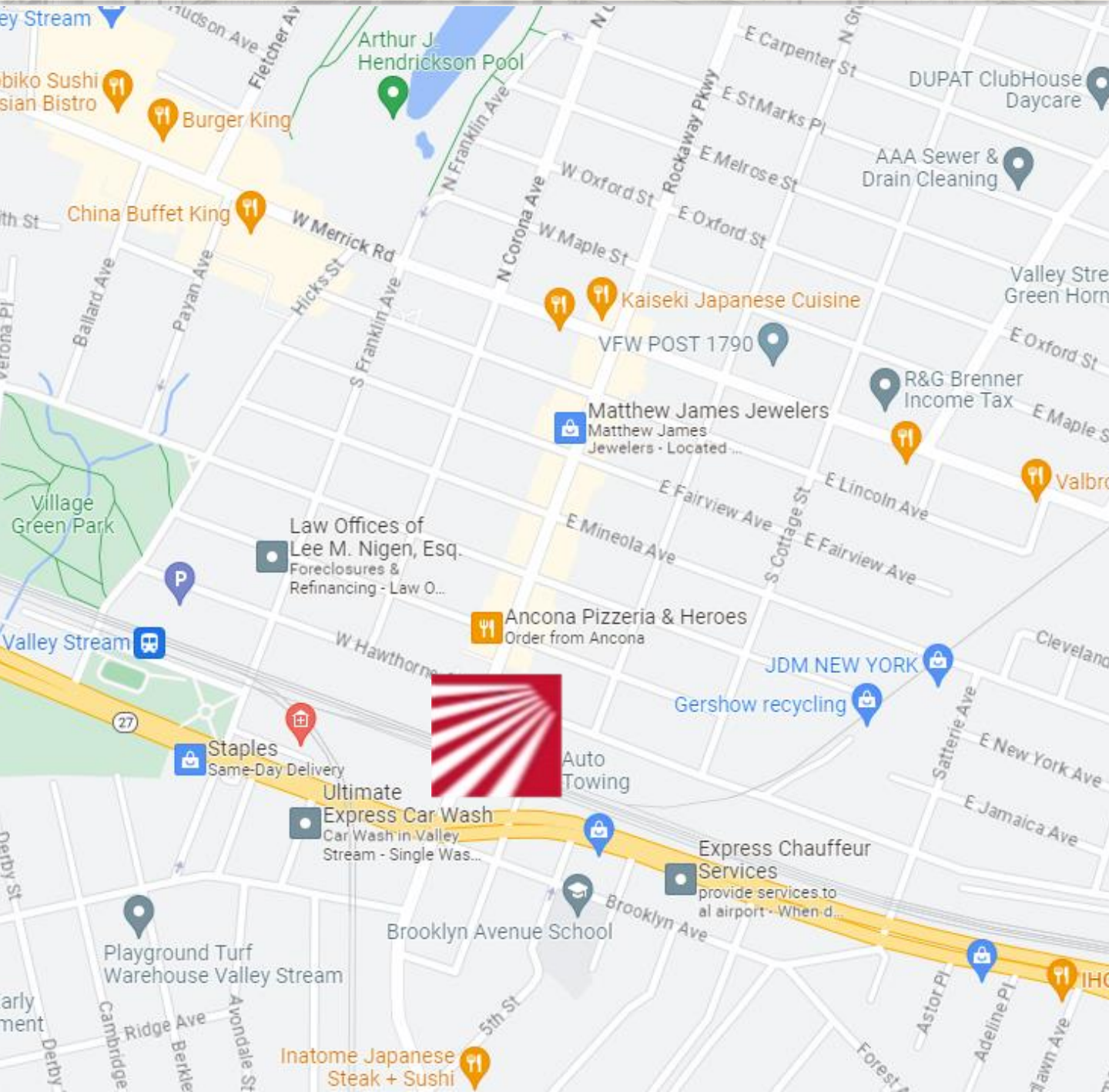




COMMERCIAL REAL ESTATE
Exclusive Brokers

Prime Retail / Office Building Opportunity

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