



For Sale: Long Island NNN Walgreens  
683 Montauk Highway, Shirley, NY 11967

**Asking Price : \$9,000,000      5.6% CAP**

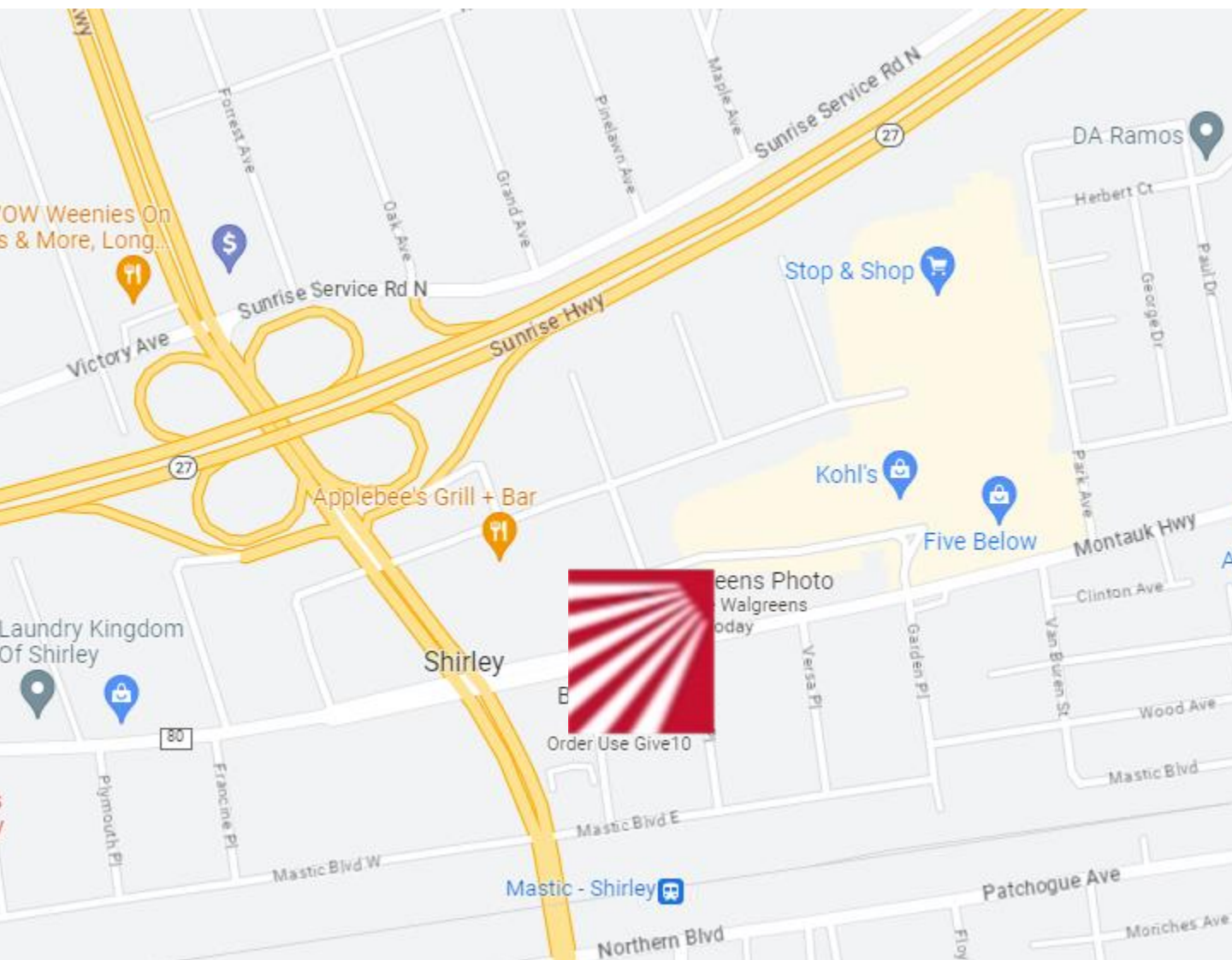


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## PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present 683 Montauk Highway Shirley, NY, a NNN Walgreens located on the premier retail corridor Montauk Highway just off of the highly travelled intersection of Sunrise Highway and William Floyd Parkway. Walgreens currently has 13 years remaining on the initial lease with multiple options. The property is an outparcel to a larger shopping center as well as one block away from the South Port shopping center with anchor tenants such as Kohl's, Stop & Shop, Michaels, Five Below, etc.







### Property Information

Sec -Block - Lot	851-2-10.2
Lot Dimensions	230 x 200 (irr)
Lot Size	39,639 SF
Building Dimensions	106' x100'
Building Size	10,500 SF
Year Built	2011
Zoning	Business J2
Stories	1
Taxes (2023)	\$78,799

### PROPERTY HIGHLIGHTS

- Walgreens corporate backed lease
- \$505,000 NNN
- 13 years remaining on initial lease term
- 50 years of lease renewal options
- Main Retail Corridor
- Asking 5.6% cap rate



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