

# Building for Sale: Vacant Storefront Opportunity

22 S. Tyson Avenue Floral Park, NY 11001

**ASKING PRICE: \$749,999**



**Salvatore Iuvara**  
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## PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate proudly presents 22 S. Tyson Avenue, a highly maintained 2 story building, which sits off Jericho Turnpike's busiest intersection in Floral Park, NY and within walking distance from the LIRR. The property is comprised of 2 medical offices, one of which is occupied by a 19 year long tenant, while the ground floor is vacant.

With a 2,000 SF lot, this 2,400 SF building offers a full basement which leads to an outdoor space behind the property, as well an attention capturing front facade. This property offers great value to both investors looking for cash flow, and to business owners seeking space.

The currently vacant ground floor provides 1,200 SF of versatile space, ideally suited for a variety of professional businesses. With a young roof as well as a brand-new backflow system, this property is the perfect setting to start or expand and most of all, elevate your presence.



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## Property Information

Section-Block-Lot	32-59-382
Lot Dimensions	20' x 100'
Lot Size	2000 SF
Units	2
Building Size	2,400 SF
Year Built	1927
Zoning	Business (B-2)
Stories	2
Taxes (20/21)	\$15,556

## PROPERTY HIGHLIGHTS

- Vacant 1,200 SF Ground Floor
- Off corner of Jericho Tpke and S. Tyson Ave
- ¼ Mile from LIRR Station
- Renovations:
  - **NEW** Back Flow System
  - Recently put in roof
  - Recently finished facade



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## Projected Rent Roll

	Square Footage	Usage	Lease Expires	Monthly Rent	Annual Rent
Ground Floor	1,200 SF	Retail <b>OR</b> Office	Vacant	\$4,000	\$48,000
Second Floor	1,200 SF	Office	9/1/2025	\$2,700	\$32,400
<b>Total</b>	2,400 SF			<b>\$6,700</b>	<b>\$80,400</b>



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## FINANCIAL SUMMARY

### INCOME (Projected)

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**Gross Annual Income (Projected):** **\$80,400**

### EXPENSES (Approx.)

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Taxes: \$ 15,556

Insurance: \$ 4,500

Water: \$ 400

Sewer: **NA**

Fuel: **Tenants**

Electric: **Tenants**

Maintenance/ Inspections: \$ 1,000

**Total Expense** **\$ 21,456**

### NET OPERATING INCOME (Projected)

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**Net Income (Projected) :** **\$ 58,944**



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