Value Add Medical Office Building





ASKING PRICE: \$1,950,000



EXCLUSIVELY PRESENTED BY



Value Add Medical Office Building





PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to represent 2270 Grand ave Baldwin, NY 11510, a multi-tenant office property. Located on Grand Ave, just below the Sunrise Highway next to Baldwin Commons Mall and five minutes away from Baldwin train station. This property is amid a 215 Units residential development site and across from South Nassau community medical building. The property consists of 2 floors, each approximately 4000 SF, and consists of 21 parking spaces. Currently consists of 10 tenants, the entire ground floor is occupied by one medical professional while the upper level is occupied by 9 tenants.

The Upper Floor tenants all have short leases, giving the Perfect OPPORTUNITY to reposition the property with medical tenants or a medical user. Property is well maintained and in great condition.







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2270 Grand Ave, Baldwin, NY 11510

PROPERTY INFORMATION			
Section Block lot	54/105/434		
Lot sqft	15932		
Built	1957		
Property class	Medical/Office (doctor, dentist, chiropractor or combination of profession)		
Taxes	\$65000		
Town/city	Hempstead		

PROPERTY HIGHLIGHTS

- Prime area in Baldwin, South Nassau
- Proximity to Baldwin LIRR, Baldwin Commons Mall, South Nassau community medical building and a 215 Units Residential site.
- 10 tenants with mtm lease or upcoming lease expiration
- Owner user eligible
- Average Daily Traffic count for Sunrise highway and Grand ave: 43495 & 22465 respectively







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RENT ROLL

Tenant	Monthly income	Annual income	Leases
Driving school	\$ 850.00	\$ 10,200.00	expires 4/1/25
1st family tax	\$ 1,137.00	\$ 13,644.00	mtm lease
Real esate office	\$ 549.00	\$ 6,588.00	mtm lease
JPHC Home care	\$ 772.00	\$ 9,264.00	1 year option expires 8/31/25
Moving company	\$ 600.00	\$ 7,200.00	1 year option expires 8/31/25
First Aid Qs2	\$ 3,090.00	\$ 37,080.00	moving out in February
Limo office	\$ 1,030.00	\$ 12,360.00	mtm lease
Tyson	\$ 850.00	\$ 10,200.00	No actual lease
Physio	\$ 7,350.00	\$ 88,200.00	expires 8/1/25
Therapist Lisa	\$ 950.00	\$ 11,400.00	mtm lease
Total	\$17,178.00	\$ 206,136.00	

Expense

Taxes	\$ 65,000.00
Insurance	\$ 6,500.00
Utilities	\$ 9,659.00
Repairs and Maintenance	\$ 11,000.00
Total	\$ 92,159.00

Net Operating Income \$ 113,977.00



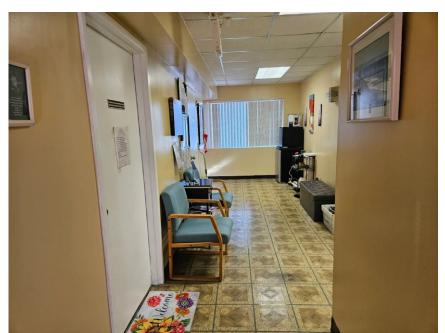


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PROPERTY PHOTOS













FOR SALE Value Add Medical Office Building

2270 Grand Ave, Baldwin, NY 11510





