

**FOR SALE**

# Value Add Medical Office Building

2270 Grand Ave, Baldwin, NY 11510



**ASKING PRICE: \$1,950,000**

(\*seller financing available)



EXCLUSIVELY  
PRESENTED BY



**Jazib Khan**  
(646) 253-0952  
Jkhan@ergcre.com

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## PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to represent 2270 Grand ave Baldwin, NY 11510, a multi-unit 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 9 tenants, the entire ground floor is occupied by one medical professional while the upper level is occupied by 8 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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## PROPERTY INFORMATION

Section Block lot	<b>54/105/434</b>
Lot sqft	<b>15,932</b>
Built	<b>1957</b>
Property class	<b>Medical/Office</b> (doctor, dentist, chiropractor or combination of profession)
Taxes	<b>\$65,000</b>
Town/city	<b>Hempstead</b>

## 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.
- ◆ 9 tenants with mtm lease or upcoming lease expiration
- ◆ Owner user eligible
- ◆ Average Daily Traffic count for Sunrise highway and Grand ave: 43,495 & 22,465 respectively



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## RENT ROLL

Tenant	Current monthly rent	Current Annual rent	Leases
Accurate driving (room 2)	\$ 850.00	\$ 10,200.00	expires 4/1/25
1st family tax (room 1)	\$ 1,137.00	\$ 13,644.00	mtm lease
Real estate office (room 4)	\$ 549.00	\$ 6,588.00	2 year option expires 10/31/26
Joy Home care (room 3)	\$ 772.00	\$ 9,264.00	1 year option expires 8/31/25
Mel moving (room6)	\$ 600.00	\$ 7,200.00	1 year option expires 8/31/25
Vacant (room 8,9,10,11,)	\$3,000 (projected)	\$36,000 (projected)	N/A
SGB Limo (room 5)	\$ 1,030.00	\$ 12,360.00	mtm lease
Tyson (back room)	\$ 850.00	\$ 10,200.00	No actual lease
Doctor office (ground floor)	\$ 7,350.00	\$ 88,200.00	expires 8/1/26
Lisa Therapist (room 2 back end)	\$ 950.00	\$ 11,400.00	mtm lease
<b>Total</b>	<b>\$ 14,088.00</b>	<b>\$ 169,506.00</b>	

### Expense

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

**Net Operating Income** \$ 76,897.00

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## PROPERTY PHOTOS



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