

FOR SALE

Value Add Medical Office Building

2270 Grand Ave, Baldwin, NY 11510



Price-Break: \$1,725,000

(*Seller Financing Available)



EXCLUSIVELY
PRESENTED BY



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

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

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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	54/105/434
Lot sqft	15,932
Built	1957
Property class	Medical/Office (doctor, dentist, chiropractor or combination of profession)
Taxes	\$65,000
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.
- ◆ 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
Total	\$ 14,088.00	\$ 169,506.00	

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 **\$ 76,897.00**

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PROPERTY PHOTOS



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