

# ERG Turnkey Office Opportunity

COMMERCIAL REAL ESTATE  
Exclusive Brokers

312 Conklin St, Farmingdale, NY, 11735

**ASKING PRICE: \$4,100,000**



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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.

## PROPERTY NARRATIVE

ERG Commercial Real Estate is pleased to present a recently redeveloped office building, located just around the corner from Farmingdale's Premier Main Street. The building totals 10,500 square feet, consisting of 3 office suites, a private lot with 18 parking spaces, and a large, functional basement. Each office is equipped with private offices, bathrooms, kitchens, and conference rooms. The original 5,000 sf structure was renovated in 2015 adding a 5,550-sf extension.

This prime location sits in the heart of Downtown Farmingdale, just a 2-minute walk from the Main street's social hub, a collection of an abundant shops, restaurants, and businesses along the retail strip. The property has easy access to main transportation routes with a 10-minute walk to the Farmingdale LIRR station and 10-minute drive to Republic airport as well as a 5-minute drive to world-class golf course, The Bethpage Black.

The building currently has 5,500 square feet occupied on a month-to-month basis while 5000 square feet will be delivered vacant, providing flexibility for an owner-occupied opportunity or to fill the space with a quality tenant. This is a perfect opportunity to step into steady cash flow with rental upside and value-add.

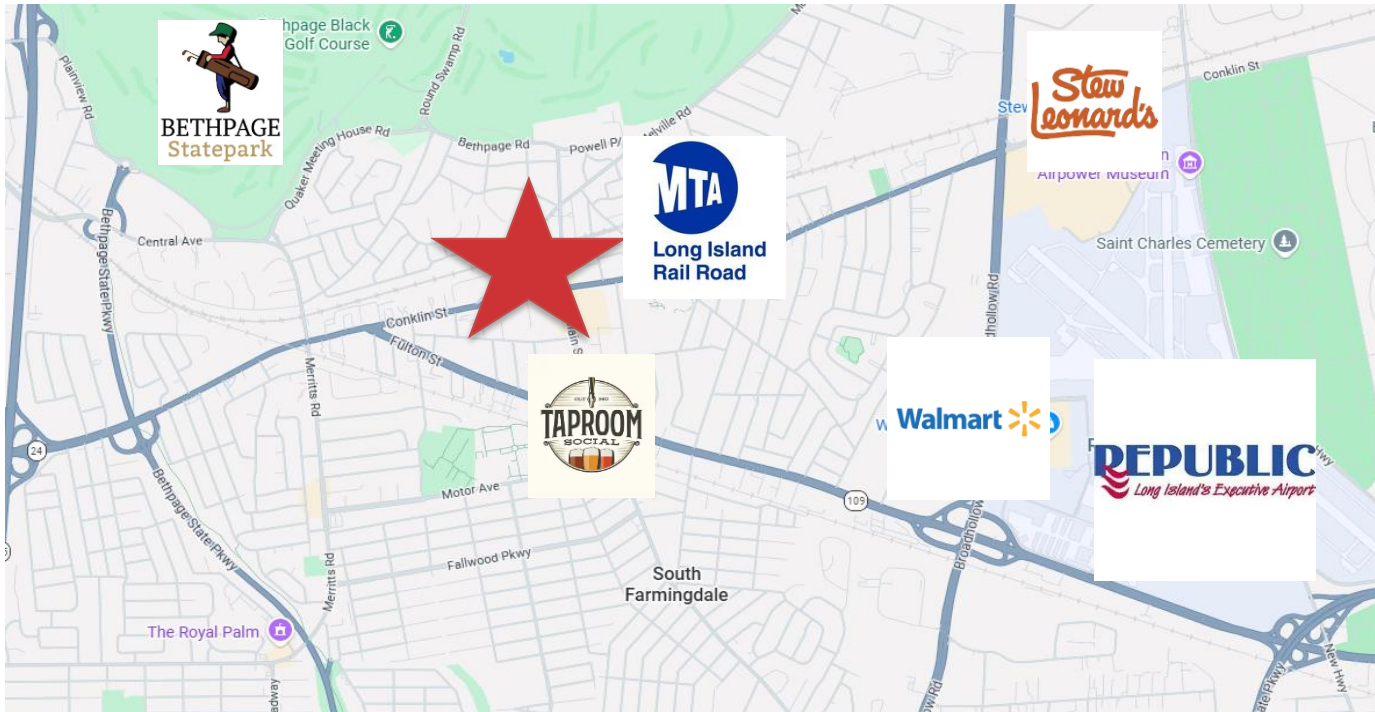


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Property Information	
Section, Block & Lot	49-9701-519
Lot Dimensions	70' x 200'
Lot Size	14,201 SF
Building Dimensions	60' x 175'
Building Size	10,500 SF
Year Built/ Renovated	1953 / 2015
Zoning	Business D (D)
Stories	1
Taxes (20/21)	\$40,727

## PROPERTY HIGHLIGHTS

- ✓ **Newly Re-developed** 10,500 Square foot office Building
- ✓ **Proximate** to Farmingdale LIRR, Republic Airport, Bethpage Black golf course, and Main Street's premier retail corridor
- ✓ **Flexible tenancy** allowing for an investor or owner-user
- ✓ **Private Parking Lot** with 18 spaces. (only private lot in Farmingdale village)




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## RENT ROLL

Unit	Tenant	Lease Term	Square Feet	PRO-FORMA Rent (Annual)	Current Rent (Annual)
1	LJM Group	MTM	5,500	\$176,000	\$162,600
2	Vacant		5,000	\$160,000	
<b>Total:</b>			<b>10,500</b>	<b>\$336,000</b>	<b>\$162,600</b>



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## FINANCIAL SUMMARY

<b>INCOME</b>	<b>PRO-FORMA</b>	<b>Actual</b>
<b>Gross Annual Income</b>	<b>\$336,000</b>	<b>\$162,600</b>
<b>EXPENSES (PRO-FORMA and CURRENT)</b>		
Taxes**:		\$40,727
Insurance:		\$8,000
Water/Sewer:		\$428
Gas		\$4,900
Maintenance/ Repairs:		\$8,000
Management		\$4,800
<b>Total Expense</b>		<b>\$71,733</b>
<b>NET OPERATING INCOME</b>	<b>\$264,267</b>	<b>\$90,867</b>



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**EXTERIOR PHOTOS**



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**INTERIOR PHOTOS**



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