

ERG Turnkey Office Opportunity

COMMERCIAL REAL ESTATE
Exclusive Brokers

312 Conklin St, Farmingdale, NY, 11735

ASKING PRICE: \$2,500,000



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PROPERTY NARRATIVE

ERG Commercial Real Estate is pleased to present a recently gut-renovated office building, located just around the corner from Farmingdale's Premier Main Street. The building totals 6,300 square feet, consisting of 3 office suites, a private lot with 18 parking spaces, and a functional 5,200 sf basement. Additionally, there is a municipal parking lot behind the building with north of 150 parking spots. Each office is equipped with private offices, bathrooms, kitchens, and conference rooms.

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 4,300 square feet occupied on a month-to-month basis while 2000 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 monthly 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	14,000 SF
Building Dimensions	60' x 105'
Building Size	6,300 SF
Year Built/ Renovated	1953 / 2015
Zoning	Business D (D)
Stories	1
Taxes (20/21)	\$40,727

PROPERTY HIGHLIGHTS

- ✓ **Gut Renovated** 6,300 Square foot office Building
- ✓ **Walking distance** to Farmingdale **LIRR**, **Republic Airport**, **Bethpage Black** golf course, and **Main Street's** premier retail and nightlife corridor
- ✓ **Flexible tenancy** allowing for an investor or owner-user
- ✓ **Private Parking Lot** with 18 spaces. (One of the only private lots in Farmingdale village)
- ✓ **Municipal Lot** access with over 150 parking spaces



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RENT ROLL

Unit	Tenant	Lease Term	Square Feet	PRO-FORMA Rent (Annual)	Current Rent (Annual)
1	LJM Group	MTM	4,300	\$107,500	\$72,765
2	Vacant		2,000	\$50,000	
Total:			6300	\$157,500	\$72,765



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FINANCIAL SUMMARY

INCOME	PRO-FORMA	CURRENT
Gross Annual Income	\$157,500	\$72,765
EXPENSES (PRO-FORMA and CURRENT)		
Taxes:		\$40,727
Insurance:		\$8,000
Water/Sewer:		\$428
Gas and Electric		\$20,000
Maintenance/ Repairs:		\$8,000
Total Expense		\$77,155
NET OPERATING INCOME	\$80,345	



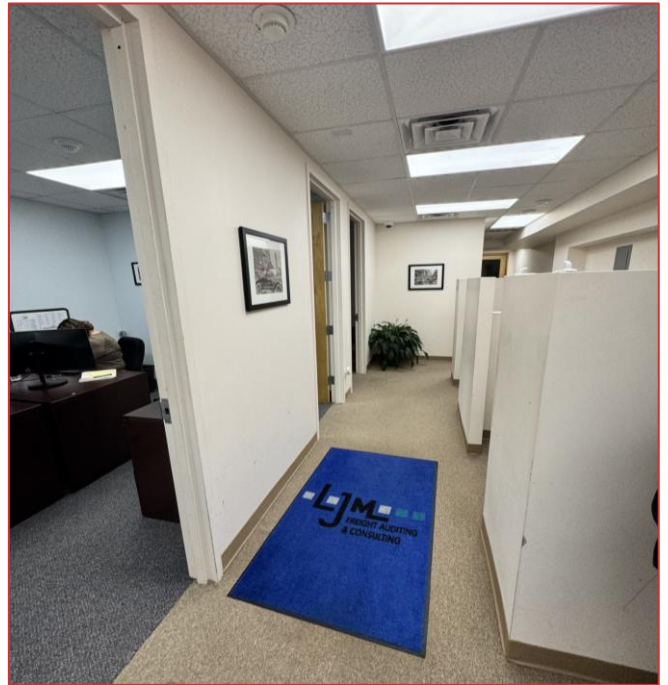
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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