

For Sale

Prime Mixed-Use Building
Commercial & Residential

**Brown
Harris
Stevens** **Bold
Honest
Smart**

496 Jerusalem Avenue, Uniondale, NY 11553



**For Further Information
and Inspection Contact:**

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

LOCATION:	Section 36, Block 123, Lot 162 The building is located on the corner of Edgemere Avenue, Town of Hempstead
PLOT SIZE:	4,791 square feet (.11 Acres)
BUILDING SIZE:	Approximately 3,425 square feet
YEAR BUILT:	1963
UTILITIES:	<u>Electric</u> Floor 1 – 100 amps – 1 Meter Floor 2 – 100 aps – 2 Meters
HVAC:	Floor 1 – Gas Fired HVAC unit Apartment 1 – Window A/C Unit Baseboard Heat – Gas Apartment 2 – Split A/C Unit Baseboard Heat – Gas

Building Description

FLOOR 1 - SALON:	• Large Open Area • 2 Offices • Bathroom
FLOOR 1 – ACCOUNTING OFFICE:	• Waiting Room (7 Seats) • 3 Offices • Conference Room • 1 Large Office • Kitchen • Bathroom
APARTMENT 1 MONTH TO MONTH:	• 2 Bedrooms • Living Room • Kitchen • Bathroom
APARTMENT 2 USED AS AIR BNB:	• 2 Bedrooms • Living Room • Kitchen • Bathroom

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Rent Roll

RENT ROLL

UNIT	TENANT NAME	LEASE START	EXPIRATION	MONTHLY	ACTUAL
Retail	Beauty Salon	9/1/2021	7/30/2024	\$3,035.57	\$36,426.84
Retail	Accountant Office	MTM		\$2,850.00	\$34,200.00
Apartment 1		MTM		\$2,000.00	\$24,000.00
Apartment 2		MTM		\$5,000.00	\$60,000.00

Total \$154,626.84

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INCOME & EXPENSES:

INCOME

Rent

ACTUAL

\$154,627

EXPENSES

PROPERTY TAXES:

\$28,561

INSURANCE:

\$2,800

RESERVE

\$900

TOTAL EXPENSES:

\$32,261

NET OPERATING INCOME:

\$122,366

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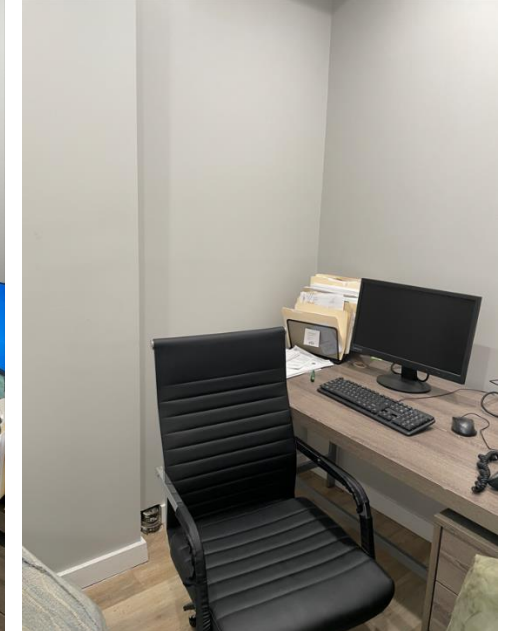
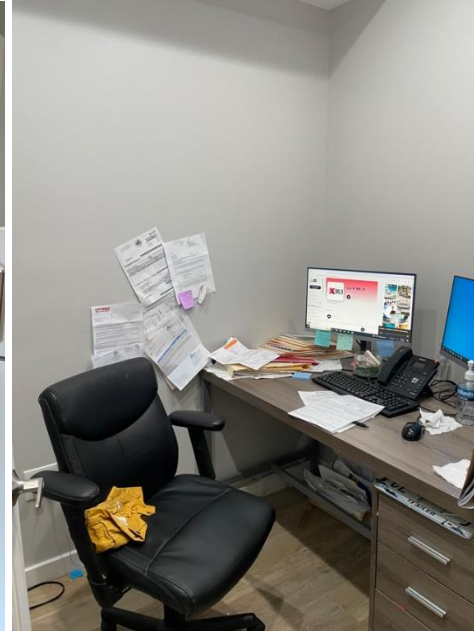
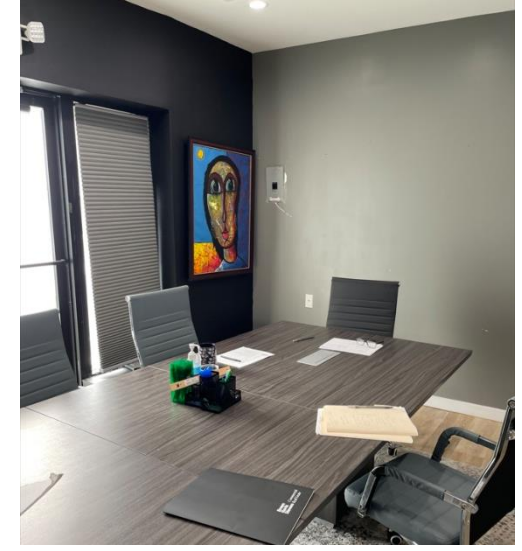
PURCHASE PRICE: UPON REQUEST

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Property Photos

496 Jerusalem Avenue, Uniondale, NY

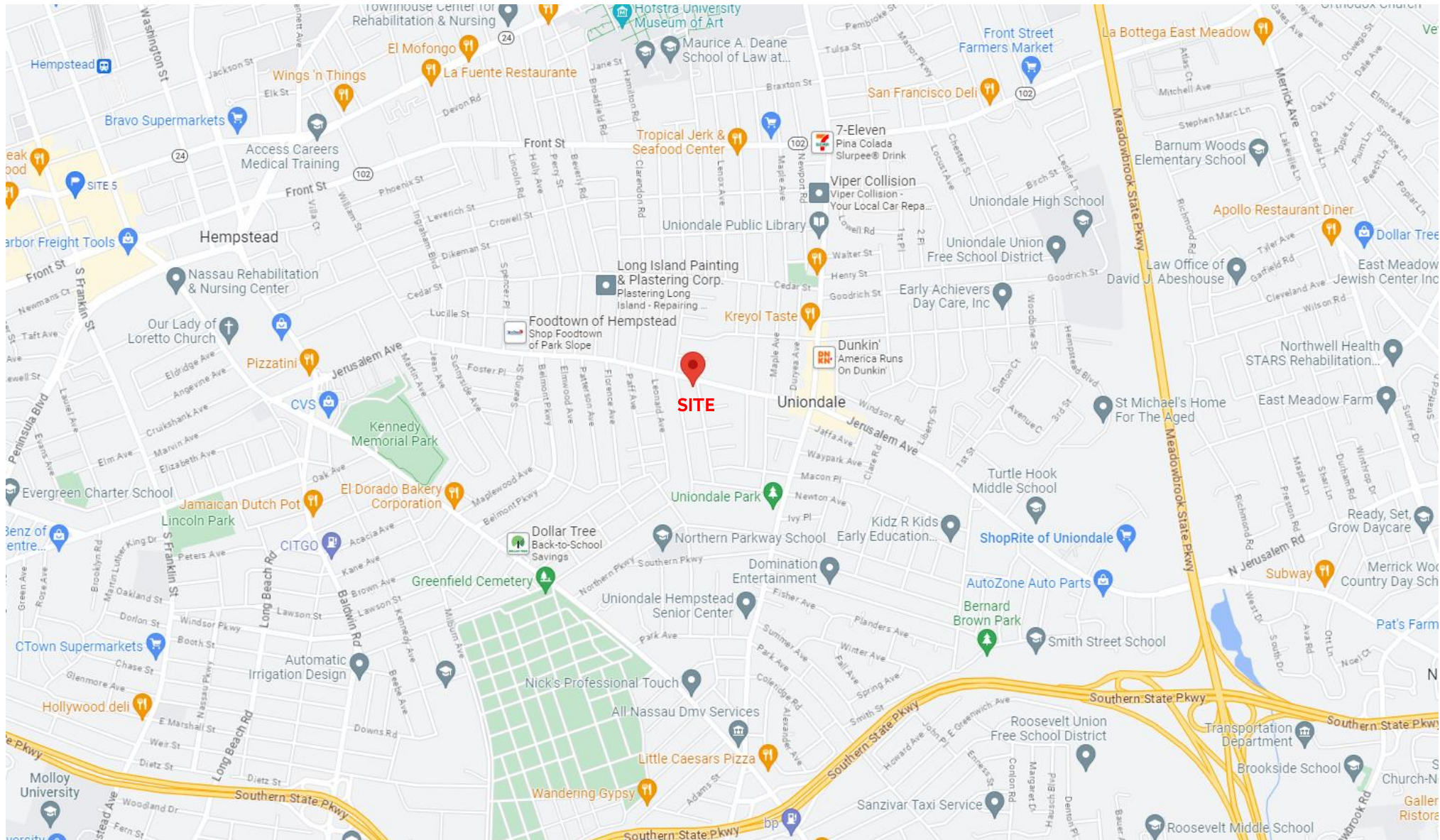


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Map View

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