

FOR SALE

Prime Office Building

430 West Merrick Road, Valley Stream, N.Y. 11580

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



**Brown
Harris
Stevens** Commercial
Services

For Further Information and Inspection Contact

ZUBIN HASSID, BSME, MSIE

Lic. Associate Broker

O: 516.203.8188 / C: 516.316.8206

zhassid@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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

430 West Merrick Rd, Valley Stream, N.Y. 11580

BUILDING SIZE: 13,746+/- SF – Single Story

PARKING: 10 Cars plus ample street parking

INCOME: \$366,868.00

EXPENSES: \$167,334.00

NOI: \$199,534.00

SALE PRICE: Upon Request

RENOVATIONS:

- All New Hot Water and HVAC Units. All New Ducts.
- New Roof. All New Wirings in Place.
- New Efficient Lightings. Electronic Controlled Entrance.

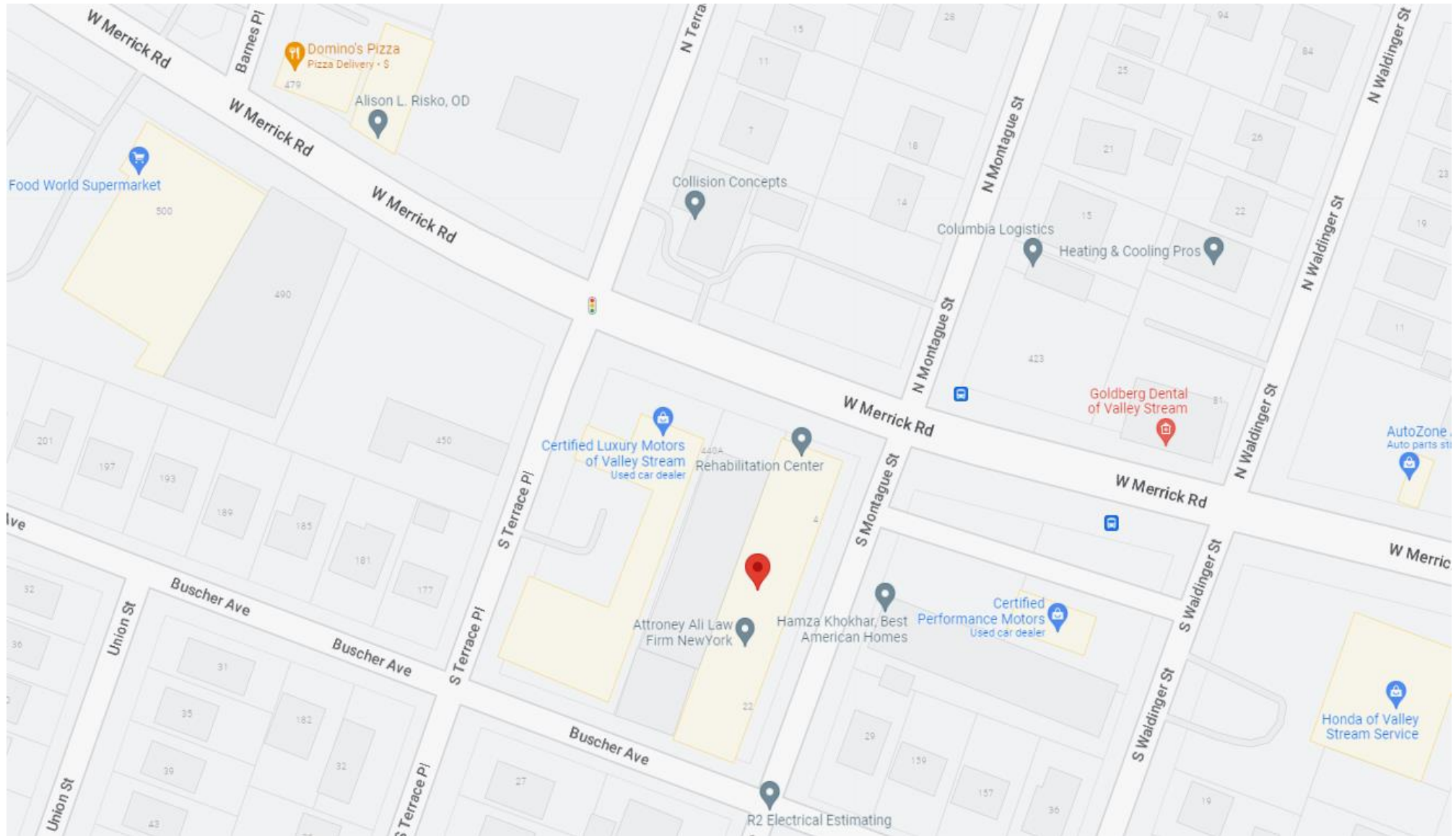
COMMENTS:

- Excellent Visibility and Signage. Bus stop in front.
- Well-Traveled Location. Minutes to JFK and LIRR Station
- Easy Access to Cross Island Parkway and Others.
- Walk to Shopping, Banks, Restaurants.
- Just Installed New HVAC Units



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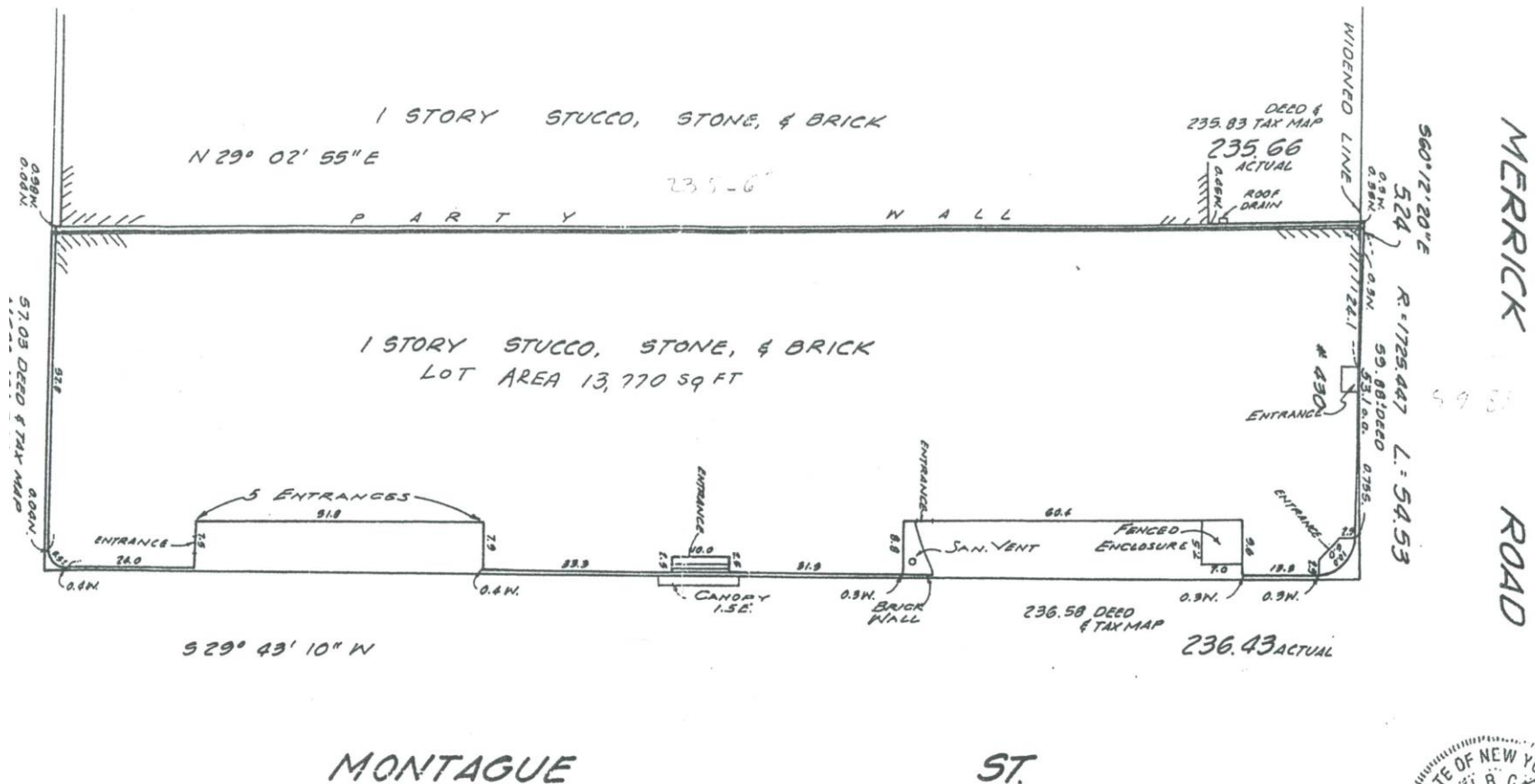
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in to a survey map
that is a violation of
New York State

ny map not marked
's inked seal or his
l to be a valid true

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

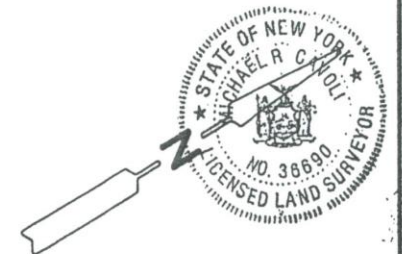
Man Dunne P.C.
ing Engineers & Surveyors

2 Lakeview Ave.
Lynbrook, N.Y. 11563
516 599-5563

SURVEY OF PROPERTY AT VALLEY STREAM, NASSAU CO., N.Y.

CERTIFY TO Dime Savings Bank of New York F.S.B. & First
American Title Insurance Company of New York

MEASUREMENTS U.S. STANDARD



SCALE: 1"=20'

BY [Signature]
DATE AUG. 20, 1981
Update 3/25/98
98-044
MAP NO. 1-1-1-1-1-1-1-1-1-1

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 **Fax** 516.203.8199 **Website** www.BHSccommercial.com

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Population Traffic

430 West Merrick Rd, Valley Stream, N.Y. 11580

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
S Central Ave	Buscher Ave	0.06 S	22,165	2016	0.06	MPSI...
N Central Ave	Stringham Ave	0.02 N	19,671	2016	0.06	MPSI...
W Merrick Rd	Pflug Pl	0.05 NW	24,714	2016	0.09	MPSI...
W Merrick Rd	Benedict Ave	0.04 E	20,788	2016	0.15	MPSI...
S Central Ave	Hamilton Pl	0.02 S	22,165	2014	0.15	AADT
S Central Ave	Hamilton Pl	0.02 S	22,165	2016	0.15	MPSI...
S Fletcher Ave	Hudson Ave	0.02 NE	7,594	2016	0.20	MPSI...
W Valley Stream Blvd	Bell St	0.02 W	2,013	2016	0.23	MPSI...
W Valley Stream Blvd	Bucknell Rd	0.04 NW	2,532	2016	0.24	MPSI...
N Central Ave	Hoffman St	0.02 N	19,671	2016	0.25	MPSI...

Made with DataMetrix® Products

Population

	<u>2 mile</u>	<u>5 mile</u>	<u>10 mile</u>
2010 Population	131,892	718,525	2,605,701
2022 Population	128,615	691,495	2,550,229
2027 Population Projection	126,696	676,134	2,493,766
Annual Growth 2010-2022	-0.2%	-0.3%	-0.2%
Annual Growth 2022-2027	-0.3%	-0.4%	-0.4%
Median Age	41.2	40.4	40.8
Bachelor's Degree or Higher	38%	34%	33
U.S. Armed Forces	25	173	936

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Income

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	<u>2 mile</u>	<u>5 mile</u>	<u>10 mile</u>
Avg Household Income	\$134,190	\$123,867	\$111,332
Median Household Income	\$111,926	\$98,350	\$84,625
< \$25,000	3,156	23,890	131,072
\$25,000 – 50,000	4,508	30,378	136,723
\$50,000 – 75,000	5,577	31,435	124,910
\$75,000 – 100,000	5,062	27,478	104,125
\$100,000 – 125,000	5,145	25,170	88,425
\$125,000 – 150,000	4,582	20,408	67,164
\$150,000 – 200,000	6,137	27,684	93,574
\$200,000	7,348	36,295	119,598

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