FOR SALE
ASKING PRICE $2,500,000
7.2% CAP RATE
$127 / SF

104 MERRICK ROAD

Amityville, NY 11701 | **Long Island**

NET LEASED CRUNCH FITNESS W/ 13 YEAR TERM REMAINING

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Property Address	104 Merrick Road Amityville, NY 11701
Location	North side of Merrick Road at Park Avenue Corner
Section / Block / Lot	7 / 4 / 22.3
ASKING PRICE	**$2,500,000**
CAPITALIZATION RATE	**7.2%**
PRICE PER SF	**$127**

PROPERTY INFORMATION

Number of Buildings	
Stories	1
Building SF	19,650
Commercial Units	1
Gross Lot SF	24,685 SF (approx.)

FINANCIAL SNAPSHOT

Net Operating Income	**$180,000**
Real Estate Taxes (Paid by Tenant)	**$72,021**

RENT SCHEDULE

Period Covered	Monthly Rent	Annual Rent
Year 1-5	**$15,000**	**$180,000**
Year 6-10	$16,500	$198,000
Year 11-15	$18,150	$217,800

#1 **DOUBLE-NET LEASED**

#2 **EXPERIENCED OPERATOR** with Multiple Locations

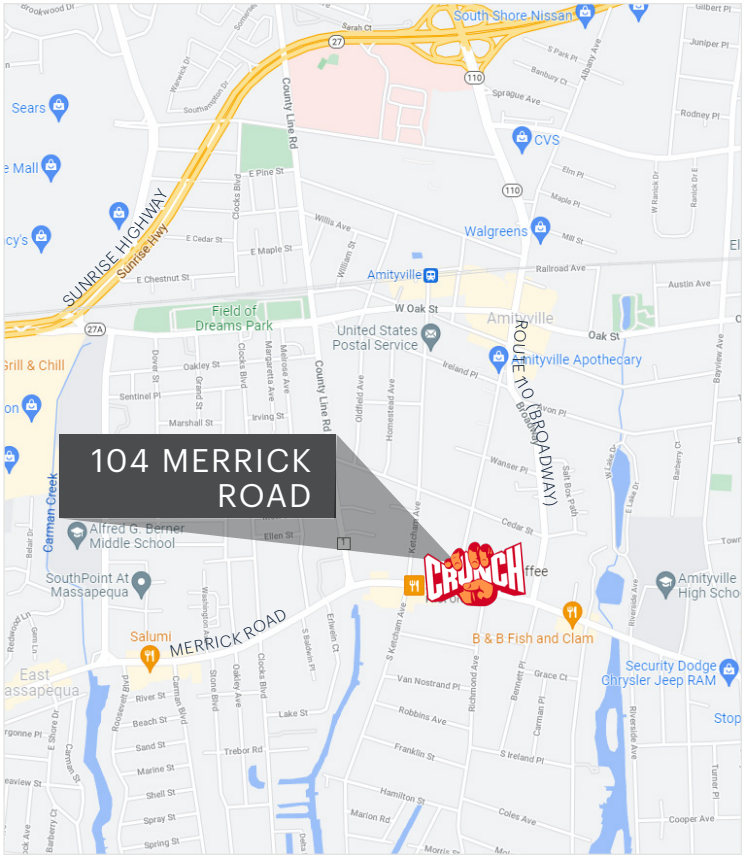
#3 **~$2M TENANT INVESTMENT** in Renovations and Equipment

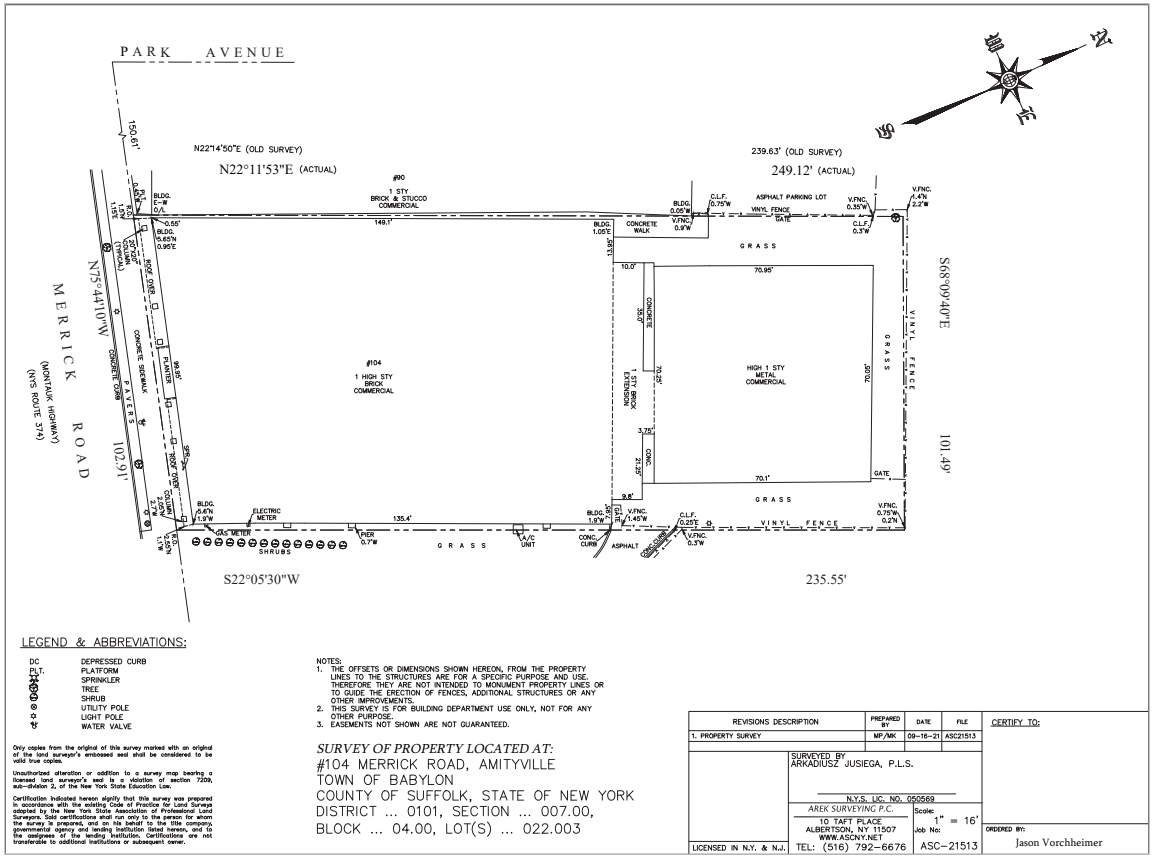
#4 **13 YRS REMAINING** In Base Lease Term Plus (3) Five-Year Options @ 10% Increases

#5 **FULL USE OF SHOPPING CENTER** Including Parking Lot

#6 **ACCESSIBLE LOCATION** Off Route 110 (Broadway)

AREA MAPS & SURVEY





PROPERTY PHOTOS

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