

2-8 MAIN STREET

Village of Roslyn, NY 11576 | Long Island

FOR SALE
NEW! ASKING PRICE \$2,500,000
PRICE PER SQ. FT. \$259



CORNER COMMERCIAL BUILDING WITH PARKING
LOCATED IN THE HEART OF ROSLYN'S HISTORIC DISTRICT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Value-Add Opportunity

Prime location in Roslyn's Historical District with tremendous upside in rent

#2

Ideal Exposure for Retail

~169 feet of frontage along the traffic-light corner of Main St & Old Northern Blvd providing great opportunity for branding exposure

#3

Superior Demographics

Located on the North Shore of Long Island with one of the highest per capita income

#4

Well-Known Retail Location

Great location for families and residents to visit, surrounded by iconic restaurants like Hendricks Tavern, Kyma, The Jolly Fisherman, and Gatsby Tavern

#5

Ideal owner-user or investment opportunity in a market with scarce inventory



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	2-8 Main Street	
Neighborhood	Village of Roslyn	
County	Nassau	
Section	7	7
Block	F	325
Lot(s)	687	20
Gross Lot SF	6,798 SF (approx.)	9,460 SF (approx.)
Lot Dimensions	103' x 66' (approx.)	110' x 86' (approx.)
Property Type	Commercial	Vacant Lot

BUILDING INFORMATION

Stories	2	
Gross Square Footage	9,650 SF (approx.)	
	1st Floor - Retail	5,050 SF (approx.)
	2nd Floor - Office	4,600 SF (approx.)

ZONING INFORMATION

Zoning	Village Commercial District	Single Family Residential (R-4)
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TAX INFORMATION

Assessment (2022)	\$19,730	\$3,306
School Taxes	\$48,759	\$9,349
General Taxes	\$20,897	\$4,007
Village Taxes	\$9,776	\$2,183
Total Property Tax (2022)	\$79,432	\$15,538
Combined Total Property Tax (2022)	\$94,970	

KEY

PROJECTED

REVENUE

UNIT	TENANT	SF (APPROX.)	STATUS	LXP	OPTIONS	BASE RENT / SF	ANNUAL RENT	MONTHLY RENT
Storefront 1 & 2	Meat Maven LLC	2,450	Occupied	Aug-25	(2) Five Year Options	\$23	\$56,424	\$4,702
Storefront 4	Val's Elegant Barbershop	950	Occupied	Dec-25	(1) Five Year Option	\$40	\$38,400	\$3,200
Storefront 6	4 Cats Inc.	1,650	Occupied	Jul-24	(1) Two Year Option	\$30	\$48,816	\$4,068
Suite #1	Gates & Goldstein LLP	550	Occupied	Aug-25	(1) Three Year Option	\$31	\$17,100	\$1,425
Suite #2	Vacant	250	Vacant	N/A	N/A	\$35	\$8,750	\$729
Suite #3	Build Co Corp	400	Occupied	Jan-24	None	\$22	\$8,640	\$720
Suite #4	Vacant	450	Vacant	N/A	N/A	35	\$15,750	\$1,313
Suite #5	Northeast Building Maintenance	250	Occupied	N/A	N/A	N/A	N/A	N/A
Suite #6	Northeast Building Maintenance	600	Occupied	Month-Month	Lease Pending	\$28	\$16,800	\$1,400
Suite #8	Val's Artist Management	450	Occupied	Month-Month	Lease Pending	\$40	\$18,000	\$1,500
Suite #9	Vacant	550	Vacant	N/A	N/A	\$35	\$19,250	\$1,604
Suite #10 & 11	Rembrandt Painting	550	Occupied	Dec-23	(1) Two Year Option	\$29	\$16,200	\$1,350
Suite #12	Bonnie Januszewski-Ytuarte	550	Occupied	Month-Month	N/A	\$24	\$13,200	\$1,100
Total		9,650					Gross Monthly Commercial Revenue	\$23,111
							Gross Annual Commercial Revenue	\$277,330
							Average Rent per SF (Gross)	\$28.74
							Total Gross Monthly Revenue	\$23,111
							Total Gross Annual Revenue	\$277,330

INCOME & EXPENSES

COMMERCIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	9,650	\$29	\$277,330
Less General Vacancy / Credit Loss (5.0%)		\$(1.44)	\$(13,867)
Effective Gross Annual Commercial Income		\$27.30	\$263,464

EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	ACTUAL
PROPERTY TAXES	2022 Actual	36.05%	\$9.84	\$94,970
WATER / SEWER	Per Ownership	0.11%	\$0.03	\$300
UTILITIES	Per Ownership	11.12%	\$3.04	\$29,300
CLEANING & MAINTENANCE	Per Ownership	3.17%	\$0.87	\$8,360
INSURANCE	Per Ownership	2.54%	\$0.69	\$6,700
MANAGEMENT	Per Ownership	3.19%	\$0.87	\$8,400
TOTAL EXPENSES		56.19%	\$15.34	\$148,030
NET OPERATING INCOME				\$115,434

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TAX MAP



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LOCATION MAP



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THE NEIGHBORHOOD VILLAGE OF ROSLYN

ROSLYN is a suburb of New York City with a population of 2,888. Roslyn is in Nassau County and is one of the best places to live in New York. Living in Roslyn offers residents an urban feel and most residents own their homes. Many young professionals and retirees live in Roslyn and residents tend to lean conservative. The public schools in Roslyn are highly rated.

Roslyn was once called Hempstead Harbor, but its name changed to Roslyn on September 7, 1844 due to postal confusion regarding all the other “Hempsteads” in Long Island and their distance from each other. With about 2,800 residents, the village of Roslyn lies within what is sometimes called “greater Roslyn”: To the west is Roslyn Estates; to the north are the villages of Flower Hill and Roslyn Harbor, as well as Hempstead Harbor; to the east is East Hills; to the south is Roslyn Heights.

The scenic Gerry Pond Park, operated by the Town of North Hempstead, has a duck pond and runs through Roslyn’s downtown. With a movie theater, the Bryant Library and restaurants.

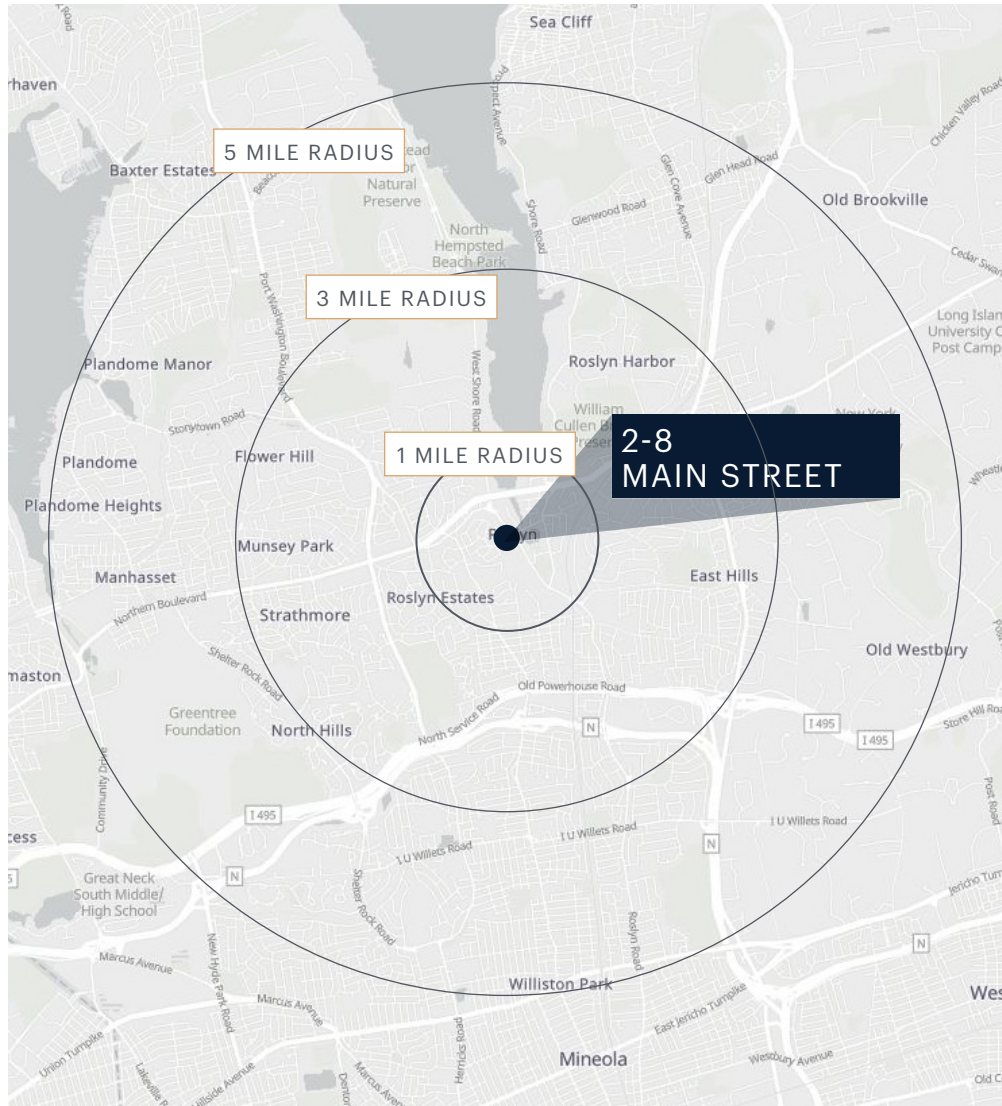
Roslyn’s most recognizable landmark, an 1895 clock tower of around 44 feet, stands on a grassy triangle at Old Northern Boulevard and Main Street.



*Source: <https://www.nytimes.com/2016/03/20/realestate/in-roslyn-ny-a-hint-of-new-england.html>

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AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2022 POPULATION	10,893	81,058	290,506
NUMBER OF HOUSEHOLDS	3,839	27,139	101,035
AVERAGE HOUSEHOLD INCOME	\$232,186	\$252,180	\$194,278
MEDIAN HOUSEHOLD INCOME	\$159,700	\$178,252	\$131,835
COLLEGE GRADUATES	2,706 35%	19,709 34%	63,013 30%
TOTAL BUSINESSES	834	4,153	17,408
DAYTIME POPULATION	16,582	98,533	351,836

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VILLAGE OF ROSLYN



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PROPERTY PHOTOS



PARKING LOT



PARKING LOT

CONTACT EXCLUSIVE AGENTS

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