

FOR SALE
ASKING PRICE: SUBMIT OFFERS

85 MAIN STREET

Kings Park, NY 11754 | Long Island



FREESTANDING BUILDING
WITH PARKING

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Freestanding Building
Delivered Vacant

#2

Private Parking Lot
5 parking spaces available

#3

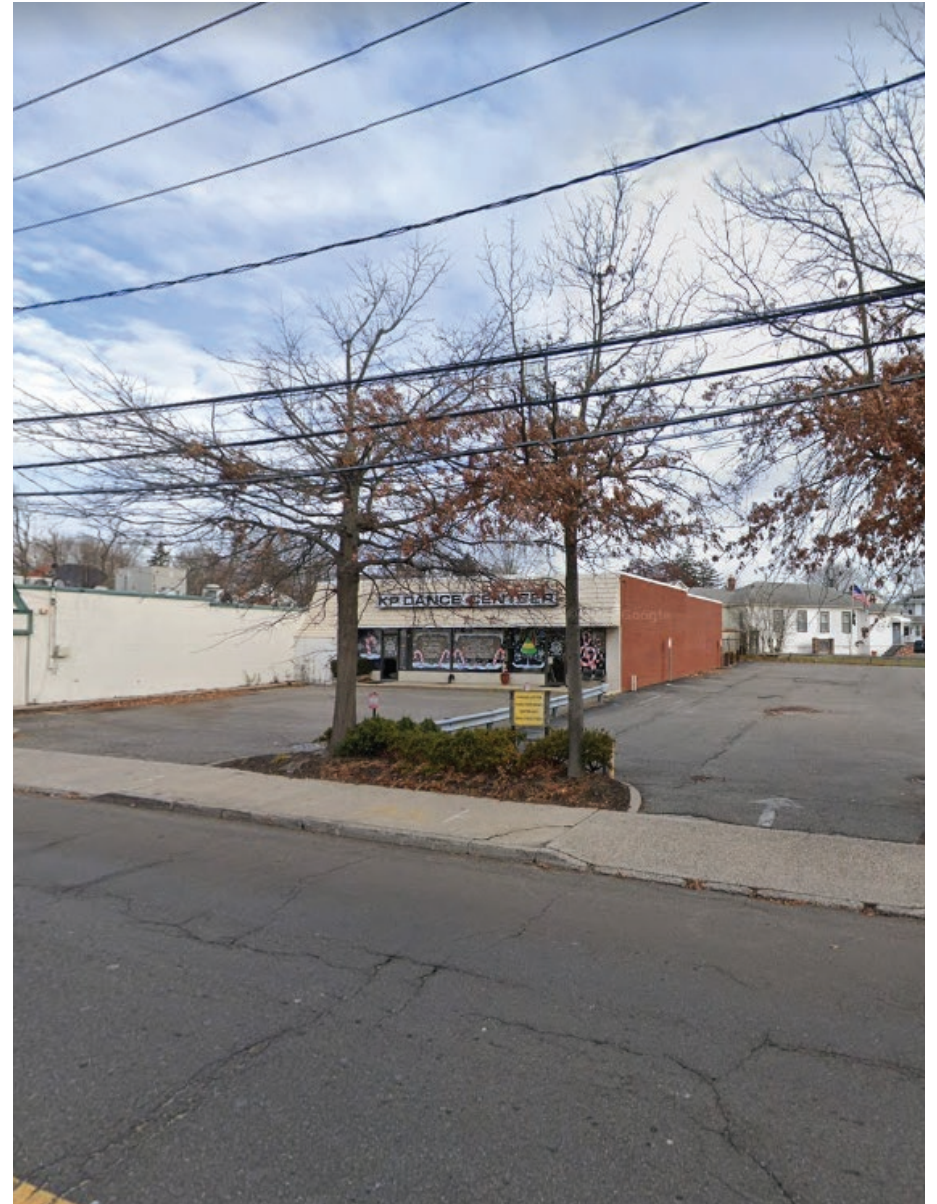
Sewers planned
Part of Smithtown sewer expansion project

#4

Proximity to LIRR Station
0.3 miles from train

#5

Median Household Income
Over \$154,000 in 3-mile radius



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale or lease of **85 MAIN STREET** — in Kings Park, NY.

This 3,130 square foot vacant freestanding building was formerly occupied by KP Dance Center.

The building is situated on a 6,750 square foot lot in the heart of downtown Kings Park, which is slated to undergo a major revitalization and sewer expansion project.

This opportunity presents investors and owner-operators with a chance to benefit from the upcoming transformation of the downtown business district and anticipated transit-oriented development.

The building can be delivered vacant, or ownership would entertain a short-term sale-leaseback for a portion of the space. Ideal uses include fitness, med-spa, high-end retail showroom, professional or medical offices.

PROPERTY SUMMARY

THE OFFERING

Property Address	85 Main Street, Kings Park
County	Suffolk
Municipality	Town of Smithtown
Location	Located on the north side of Main Street (Route 25A) between Indian Head Road and Pulaski Road
Property Type	Retail (Freestanding)
Section / Block / Lot	14 / 4 / 56
Asking Price	Submit Offers

PROPERTY INFORMATION

Building Size	3,130 SF (approx.)
Building Dimensions	50 FT x 63 FT (approx.)
Lot SF	6,750 SF (approx.)
Lot Dimensions	50 FT x 135 FT (approx.)
Stories	1
Year Built / Last Altered	1980
Parking	5 spaces
Total Taxes	\$18,656

ZONING INFORMATION

Zoning	CB Central District
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INVESTMENT ANALYSIS (PROJECTED)

COMMERCIAL REVENUE	GSF	\$/SF	ANNUAL INCOME
Gross Annual Commercial Income	3,130	\$25.00	\$78,240
Less General Vacancy / Credit Loss (3.0%)		(\$0.756)	\$(2,347)
Effective Gross Annual Commercial Income		\$24.25	\$75,893

OTHER REVENUE	GSF	\$/SF	ANNUAL INCOME
Gross Annual Miscellaneous Income			\$26,606
Less General Vacancy / Credit Loss (3.0%)			\$(798)
Effective Gross Annual Other Income			\$25,808

TOTAL REVENUE	GSF	\$/SF	ANNUAL INCOME
Gross Annual Income			\$104,846
Less General Vacancy / Credit Loss			\$(3,145)
Effective Gross Annual Income			\$101,700

PROJECTED EXPENSES

TYPE	PROJECTION	\$/SF	PROJECTED
PROPERTY TAXES	22/23 Projected	\$5.96	\$18,656
INSURANCE	\$1.00/GSF	\$1.60	\$5,000
REPAIRS/MAINTENANCE	\$0.25/GSF	\$0.94	\$2,950
TOTAL EXPENSES		\$8.50	\$26,606
NET OPERATING INCOME (Projected)			\$75,095

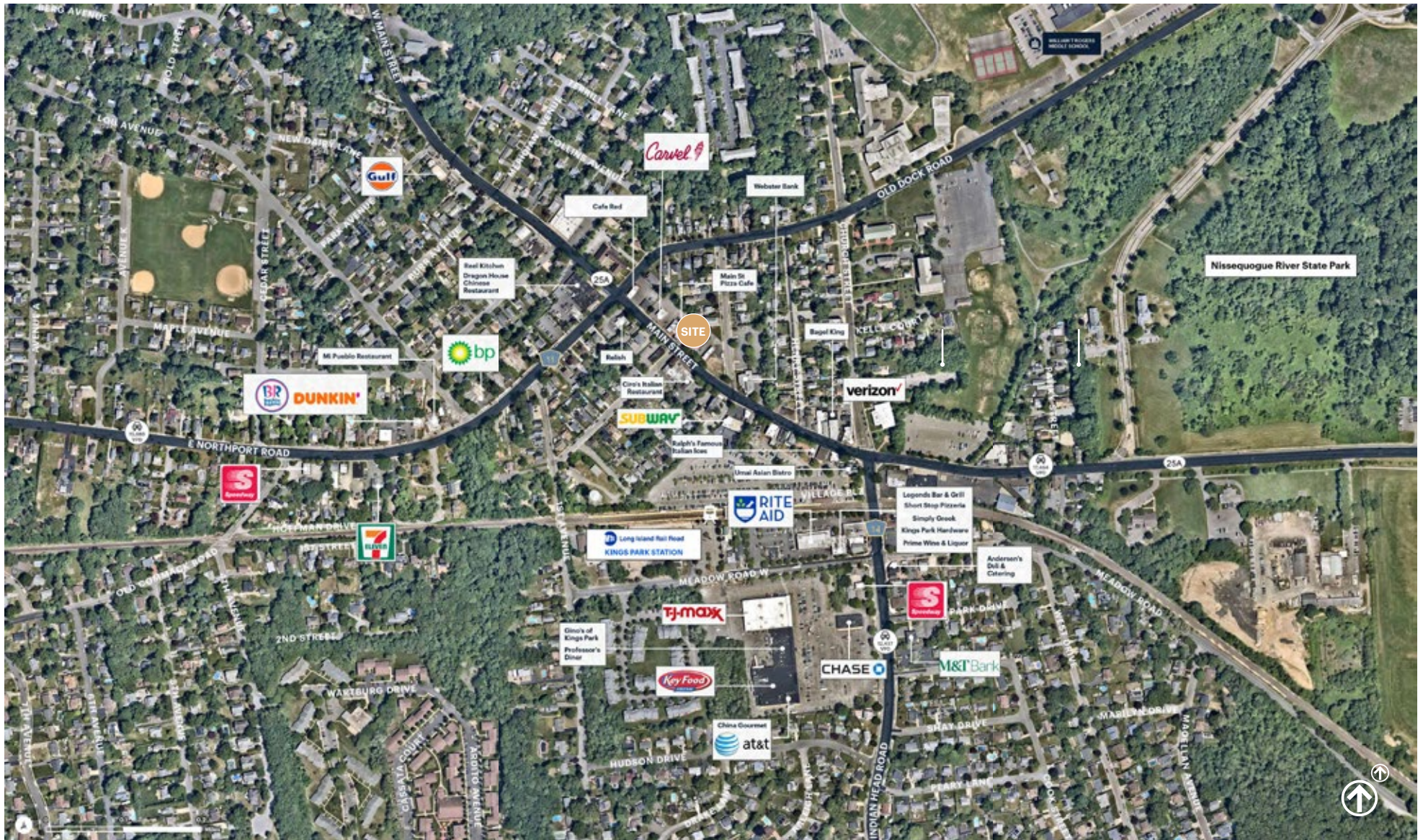
**85 MAIN STREET
FOR SALE**

CLOSE UP AERIAL



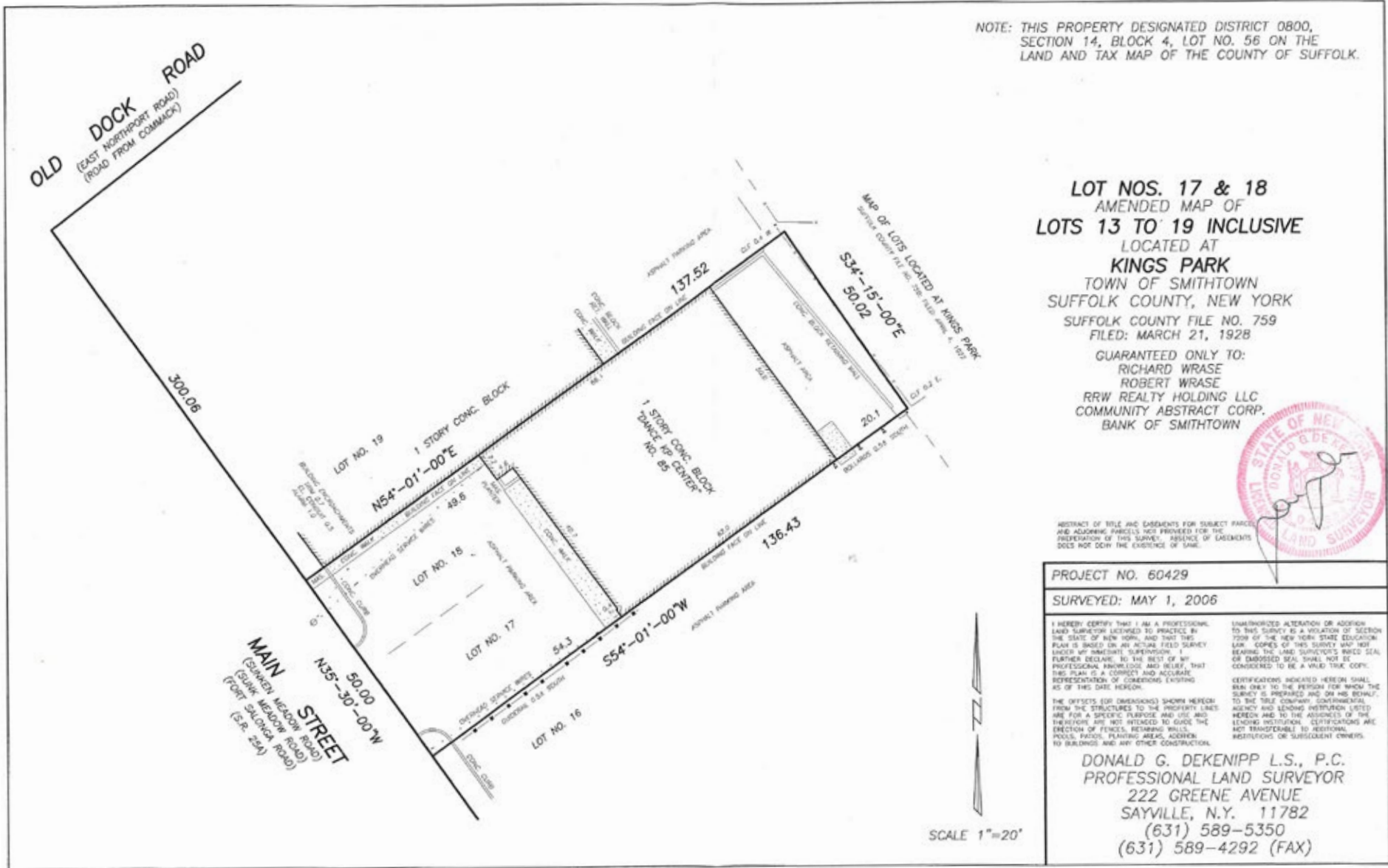
85 MAIN STREET
FOR SALE

RETAIL MAP



**85 MAIN STREET
FOR SALE**

SURVEY



NOTE: THIS PROPERTY DESIGNATED DISTRICT 0800, SECTION 14, BLOCK 4, LOT NO. 56 ON THE LAND AND TAX MAP OF THE COUNTY OF SUFFOLK.

**LOT NOS. 17 & 18
AMENDED MAP OF
LOTS 13 TO 19 INCLUSIVE
LOCATED AT**

**KINGS PARK
TOWN OF SMITHTOWN
SUFFOLK COUNTY, NEW YORK
SUFFOLK COUNTY FILE NO. 759
FILED: MARCH 21, 1928**

**GUARANTEED ONLY TO:
RICHARD WRASE
ROBERT WRASE
RRW REALTY HOLDING LLC
COMMUNITY ABSTRACT CORP.
BANK OF SMITHTOWN**



ABSTRACT OF TITLE AND EASEMENTS FOR SUBJECT PARCELS AND ADJOINING PARCELS NOT PROVIDED FOR THE PRESENTATION OF THIS SURVEY. ABSENCE OF EASEMENTS DOES NOT DENY THE EXISTENCE OF SAME.

PROJECT NO. 60429

SURVEYED: MAY 1, 2006

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW YORK, AND THAT THIS PLAN IS BASED ON AN ACCURATE FIELD SURVEY UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF THIS DATE HEREON.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S WRITTEN SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

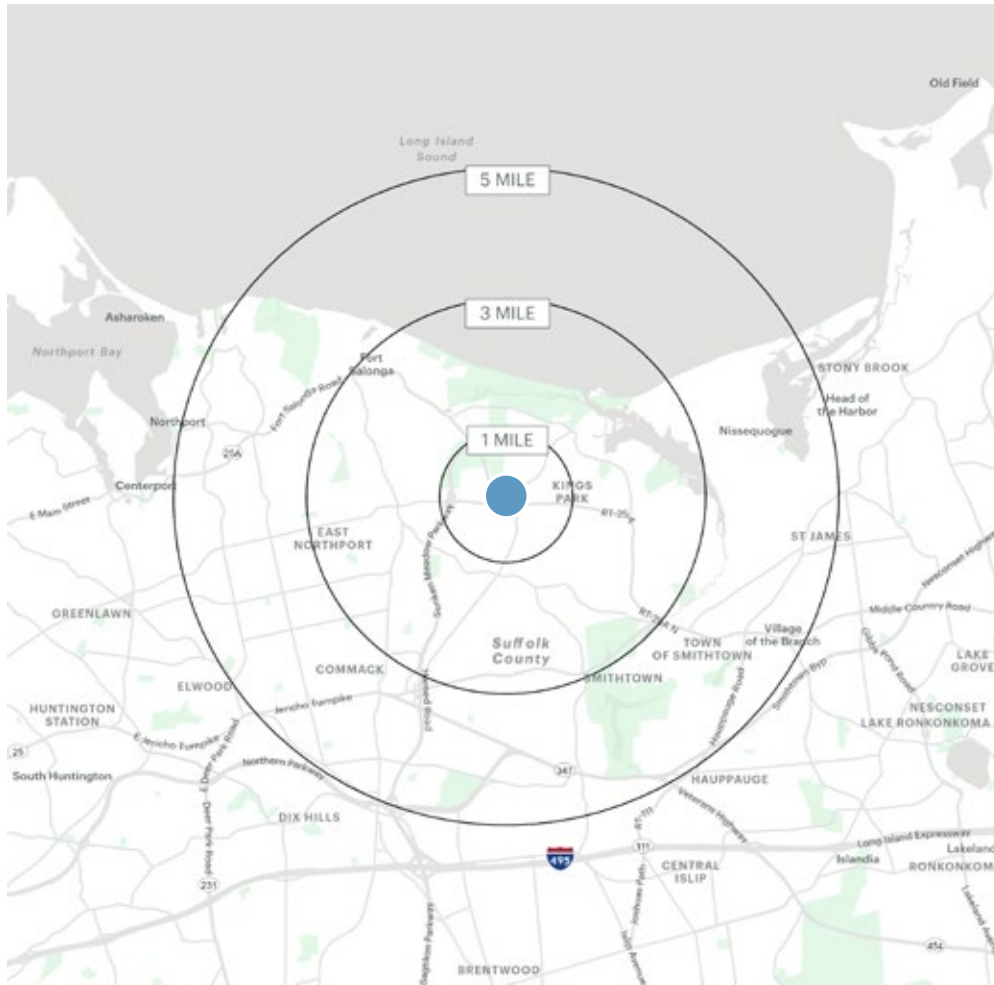
THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE LOCATION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLAYING AREAS, ADDITION TO BUILDINGS AND ANY OTHER CONSTRUCTION.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF, TO THE TITLE COMPANY, COMPENSATIONAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**DONALD G. DEKLIPP L.S., P.C.
PROFESSIONAL LAND SURVEYOR
222 GREENE AVENUE
SAYVILLE, N.Y. 11782
(631) 589-5350
(631) 589-4292 (FAX)**

SCALE 1"=20'

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	8,535	52,517	131,607
NUMBER OF HOUSEHOLDS	3,423	18,043	45,866
AVERAGE HOUSEHOLD INCOME	\$147,085	\$200,530	\$194,252
MEDIAN HOUSEHOLD INCOME	\$104,169	\$154,217	\$151,015
COLLEGE GRADUATES (BACHELOR'S +)	44.0%	55.0%	55.0%
TOTAL BUSINESSES	333	1,271	5,777
TOTAL EMPLOYEES	2,369	15,190	59,572
DAYTIME POPULATION (16YRS +)	6,742	41,178	123,094

CONTACT EXCLUSIVE AGENT

FOR SALE INQUIRIES:

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