

FOR SALE
ASKING PRICE \$6,500,000

26-44 LINCOLN AVENUE

Roslyn Heights, NY 11577 | Long Island



SINGLE-STORY RETAIL CENTER ADJACENT
TO THE ROSLYN-LIRR TRAIN STATION

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Rare Opportunity

Single-Story retail strip center with parking and option to occupy a unit.

Ideal for owner-user!

#2

Prime Roslyn Heights Location

18,125 average annual daily traffic (AADT), adjacent to Roslyn LIRR Station and open campus Roslyn High School

#3

Densely Populated

Located across from newly built residential apartments and surrounded by multi-million dollar homes.

#4

245 FT of Continuous Wraparound Frontage

Provides tremendous visibility and easy access via Locust Street.

#5

Superior Demographics

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

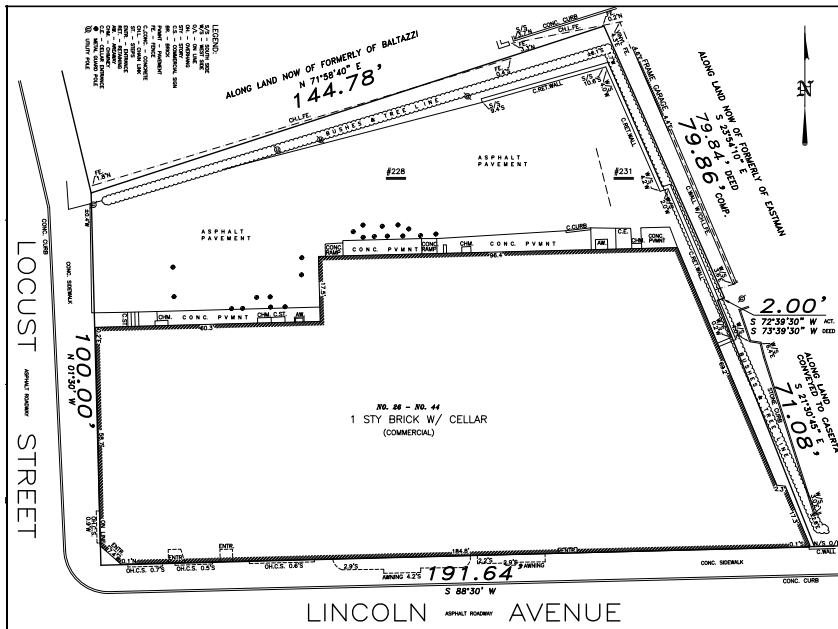
#6

Dedicated Street and Private Parking

Six (6) on site parking spaces and abundant street parking.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	26-44 Lincoln Avenue
Neighborhood	Roslyn Heights
County	Nassau
Section	7
Block	56
Lot	228
Gross Lot SF	20,349 SF (approx.)
Lot Dimensions	191' x 100' (irr.)

BUILDING INFORMATION

Stories	1
Building SF	13,147 SF (approx.)
Commercial Units	7
Dedicated Parking	Six (6) spaces
Year Built	1950

ZONING INFORMATION

Zoning	Business B (B-B)
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TAX INFORMATION

School Taxes (2024)	\$58,693
General Taxes (2024)	\$40,372
Total Property Taxes	\$99,064
Property Class	4

COMMERCIAL REVENUE

UNIT	TENANT	SF (ESTIMATED)	LEASE COMMENCEMENT	LEASE EXPIRATION	RENEWAL OPTIONS	ANNUAL INCREASES	BASE \$/SF	BASE MONTHLY RENT	CURRENT ANNUAL TAX REIMBURSEMENT	TOTAL ANNUAL RENT
S-26	Harbor Hill Cleaners	981	Jan-14	Dec-28	5-Year Option	2.5%	\$54.56	\$4,459	\$-	\$53,505
S-28	Confessions Hair Club	864	Mar-23	May-33	Two 5-Year Options	4%	\$40.43	\$2,912	\$8,799	\$43,743
S-30-32	Spa Ruby	1,923	Feb-12	Jan-27	-	3%	\$45.77	\$7,336	\$3,399	\$91,436
S-36	Turquoise Persian Grill	3,163	Jul-23	Jun-43	10-Year Option	3%	\$32.25	\$8,500	\$-	\$102,000
S-38	Matador Cigars	1,561	Jun-18	May-28	5-Year Option	4%	\$47.24	\$6,144	\$1,439	\$75,169
S-40	LIT Distributors	1,611	Dec-22	Dec-26	-	-	\$26.08	\$3,500	\$-	\$42,000
S-44	Vacant	2,869	-	-	-	-	\$35.00	\$8,368	\$-	\$100,415
TOTAL		13,147								
									Gross Monthly Commercial Revenue	\$42,356
									Gross Annual Commercial Revenue	\$508,268
Vacant		Projected							Average Rent Per SF (Gross)	\$39

EFFECTIVE GROSS INCOME

	GSF	\$ / SF	ANNUAL GROSS RENT
Gross Annual Commercial Income	13,147	\$38.66	\$508,268
Less General Vacancy / Credit Loss (3.0%)		\$(1.16)	\$(15,248)
Effective Gross Annual Commercial Income		\$37.50	\$493,020

EXPENSES

TYPE	ACTUAL	% OF EGI	\$ / SF	ANNUAL
Property Taxes	23/24 Actual	20.09%	\$7.54	\$99,064
Insurance	Per Ownership	0.92%	\$0.35	\$4,550
Utilities	Per Ownership	0.57%	\$0.21	\$2,800
Repairs & Maintenance	Per Ownership	0.71%	\$0.27	\$3,500
Management	Per Ownership	2.73%	\$1.02	\$13,458
TOTAL EXPENSES		25.02%	\$9.38	\$123,373
NET OPERATING INCOME				\$369,648

**26-44 LINCOLN AVENUE
FOR SALE**

RETAIL MAP



26-44 LINCOLN AVENUE
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PROPERTY PHOTOS



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