

# 5 Bond St., Great Neck, NY



## Commercial Building for Sale

- 21/2-story retail & office building
- 9,600 sq. ft on 2 floors plus penthouse
- Great location in the center of town.
  - Price on request.

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property of any hazards contained therein nor are any implied.

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This historic building is located in the heart of the Great Neck Plaza Business Improvement District. Bond Street is busy with restaurants, jewelry, real estate and other businesses. The building is situated between the LIRR station on one end of the block and four-hour public parking on the other. Municipal employee parking is available. Great opportunity for an investor or owner-user.



Lot Size 0.11 ac Building Size +/-9,600 sf Taxes \$63,666 Sale Price On Request

Lot Dims 55' x 85' Building Dims Ground floor 50' x 75' 2nd Floor 50' x 75' Penthouse 50' x 46' Basement 50' x 75'

#### **Unit Mix**

3 retail stores plus 2nd floor & penthouse offices

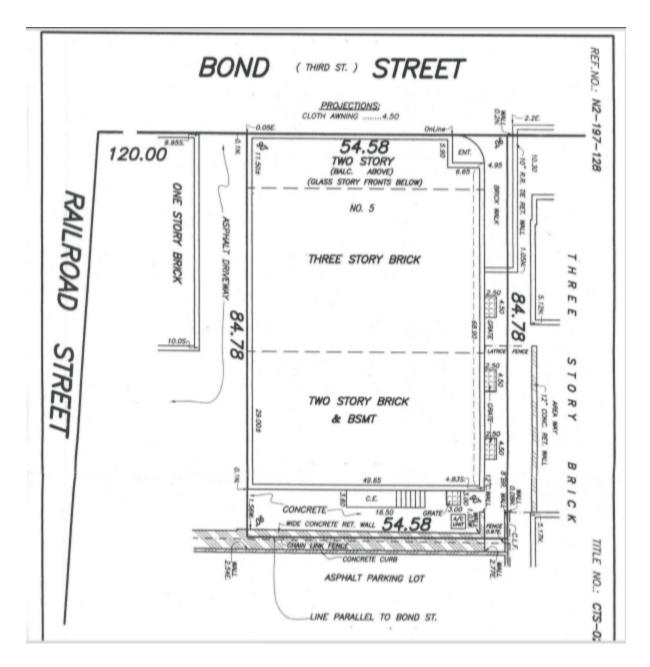
- One store is rented to a jewelry store
- One store is rented to a ballet school
- One store is currently available.
- Office #1: 3,121+ sf rented duplex
- Office #4: partially rented 700 sf
- Office #5: rented 365 sf

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## Rent Roll as of October 1, 2021

Unit	Tenant	Start Date	Lease Ex- pires	Monthly Rent	Annual Rent	Area	\$/Foot
Store 1	Ballet School	Aug-2021	Jul-2023	\$4,500	\$54,000	1,533	\$35.23
Store 2	Jewelry Store	Oct-2010	Sep-2030	\$3,250	\$39,000	971	\$40.16
Store 3	Vacant					967	\$0.00
Office 1	Business	Aug-1998	Jul-2023	\$9,000	\$108,000	3,121	\$34.60
Suite 4						695	\$26.76
Office 4A	Vacant						
Office 4B	Professional	Feb-2020 Monthly		\$800	\$9,600		
Office 4C	Professional	Feb-2020	Jan-2022	\$750	\$9,000		
Office 5	Professional	Jul-1988	Monthly	\$960	\$11,520	364	\$31.65
			Total Retail	\$7,750	\$93,000		
		Total Office Building total		\$11,510	\$138,120		
				\$19,260	\$231,120		
		v	acant Values				
	<u>Unit</u>		Unit	Rent/Month	Rent/Year	Area :	\$/SF
			Store 3	3,500	42,000	967	\$43.43
			Office 4A	750	9,000	260	\$34.62
		Gross Inco	me Potential	\$23,510	\$282,120		

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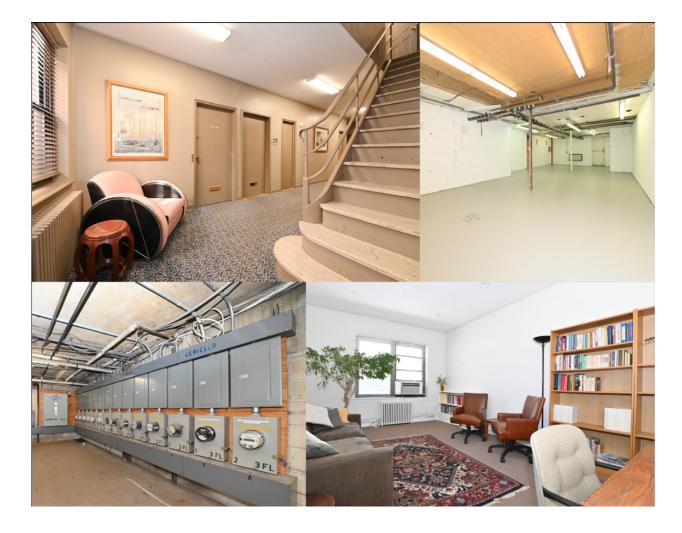
### **Building Expenses** 9/1/2020 to 8/31/2021 Real Estate Taxes (current) \$63,666 **Building & Liability Insurance** 8,797 Cleaning 5,858 **Building Repairs** 2,404 Gas 3,338 Electricity 2,341 **Building Supplies** 421 Exterminating 891 Water 623 **Total Expenses** \$88,339

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Well-maintained, updated building, in a great neighborhood.

Demographics 1 Mile2 Miles3 MilesPopulation24,09361,139132,979# Households9,98222,79151,140Avg. Income\$143,213\$145,692\$137,033

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