



5 Bond St., Great Neck, NY



Commercial Building for Sale

- 2 1/2-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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Hayel Shaban – **ICON REALTY SERVICES INC.** – (516) 410-2688 – hsrealty@gmail.com

41 Union Square W New York, NY 10003



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				\$11,510	\$138,120		
Building total				\$19,260	\$231,120		
Vacant Values							
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 Income 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 Mile	2 Miles	3 Miles
Population	24,093	61,139	132,979
# Households	9,982	22,791	51,140
Avg. Income	\$143,213	\$145,692	\$137,033

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