

475 Hempstead Turnpike, Elmont, NY 11003

List Price: \$4,000



ML#: 3366843

Commercial

LSC: NEW

Village:

Sec/Area:

Dis:

Sec:

Block:

Lot:

APOD Attached:

Aprox Year Built:

Zoning: XBusiness

Lot Sqft:

Type Sale:

Property Type: Small Stores

Sale or Lease: R

Units: 1

Rent Per Sqft:

Available Interior Sqft: 2000

GLA Total in Building:

Office %:

Vacancy %: 100

Cross Street: Elmont Road



Walk Score®: 78 Directions: Google

Business Currently Located At:

**Agent Only Remarks:** All Information Not Guaranteed, And Should Be Independently Verified - For Additional Information And Appointments Please Contact 516-410-2688 Or 516-423-1066

**Public Remarks:** Ideal Location For A Discount Store - Pharmacy - Franchise - Electronics - ETC!!! Immediate Occupancy!!!

**Personal Property Exclusions:**

**Modifications Exclusions:** None

### Business Info

Business Type:

Desc of Business:

DBA:

Business Age:

Lease Years:

Lsehold Improve:

Fixtures and Equip:

Seats:

Business NOI:

RE Included:

Auction Listing:

Auction Terms of Sale Listing:

Contract Vendee Listing:

### Annual Income

Owner Operating Inc:

Owner Operating Exp:

Net Operating Inc: \$0

Other Income:

Potential Rental Income:

### Expenses

### Utilities

HVAC Tonnage:

Electric Phase:

Amps:

Sewer Desc: Sewer

Water Desc:

Heating Fuel: Natural Gas

Heating Type:

Hotwater:

### Building Info

Current Uses: Other/See Remarks

Building Size:

Number of Buildings:

Stories:

Under Steel: 0

Number of Docks:

Tail Board#: 0

Overhead Door: 0

Overhead Door Height:

Year Built Exception:

Year Renovated:

Space on Floor#:

Front Feet:

Parking Spaces at Bldg:

Parking Avail this Unit:

**Waterfront Features:**

**View:**

**Green Features:**

### Broker Reception Info

There are no Broker Receptions scheduled for this Listing!

There are no Consumer Receptions scheduled for this Listing!

### Compensation Offered on Lease

**Type of Comp to Coop Brkr for Lease Term:** Split Rate%

**Comp Offered on Lease:** 50/50

### Compensation Offered on Sale

Offers of compensation are for OneKey™ MLS Participants only.

**Agreement Type:**

**List Date:** 12/31/2021

**Exp Date:** 7/31/2022

**Original LP:** \$4,000

**Prior LP:**

**List Price:** \$4,000

**Original Lease Price:**

**Last Lease Price:**

**Lease Expiration Date:**

### Listing Office/Agent Info

Icon Realty Services Inc ( IRSV01)

516-410-2688

Soheila Ashuri

516-423-1066

### Co-Listing Office/Agent Info

Icon Realty Services Inc ( IRSV01)

516-410-2688

Hayel Shaban

516-410-2688

**Occupancy Date:** 1/03/2022

**Owner:** Ari

**Seller Financing:**

**Show Instr:** Contact - 516-410-2688 or 516-423-1066

**Lockbox:**

**Neg Dir:**