

B²**B · SQUARE**
盛世地產**\$6,580,000**

11-19 Northern Blvd, Great Neck NY 11021 TWO STORIES COMMERCIAL BUILDING

B Square Realty is pleased to offer this extraordinary investment opportunity in Great Neck, NY. The subject property is a 2-stories building situated at the corner between Northern Blvd and Nassau Rd (Border of Little Neck/Great Neck). The building has 100 feet frontage on Northern Blvd. 1ST FL has 3 Retails, includes a wedding store, a restaurant, and one law office. 2ND FL has a Piano Academy and 6,500 SF vacant space. This building was fully renovated 10 years ago with new plumbing system and 10 separate meters. The monthly income for the building is \$45,000 (tenants are responsible for any tax beyond 100K). Owner is approved for Tax Grievance, the property tax is \$130,000.

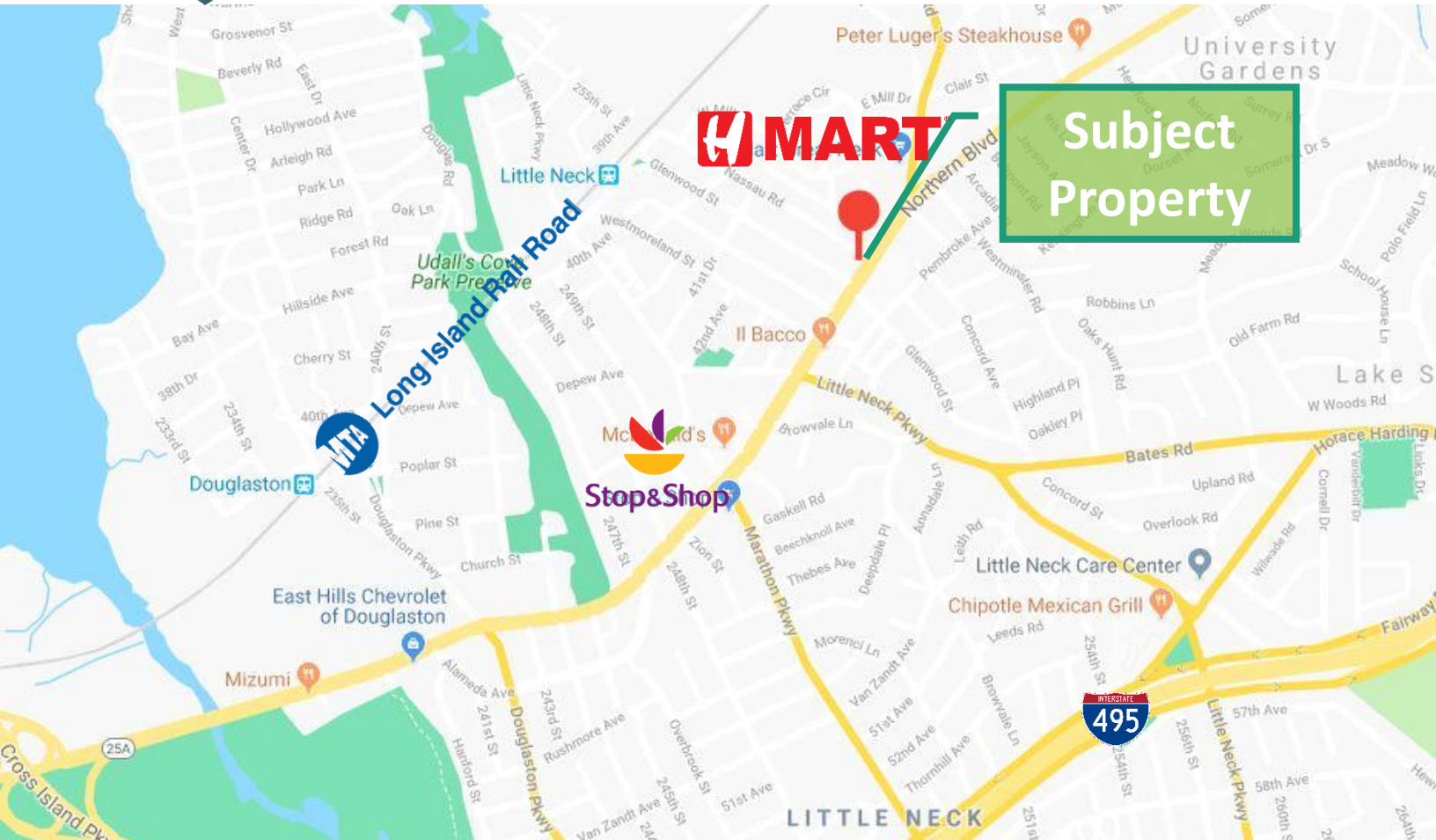
**Li (Barbie), Li**

Licensed Real Estate Broker

barbieli@bsquarerealty.com

347-628-8818

All Information Including But Not Limited To Taxes, Lot Size, Age Of Property Are Not Guaranteed Nor Verified And Should Be Independently Verified. Submit All Offers In Writing Accompanied By Pre-Approval Letter And/Or Proof Of Funds. No Offer Considered Accepted Till Formal Contract Of Sale Is Fully Executed And Delivered.

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盛世地產**\$6,580,000****BLOCK/LOT****• 54-89****LOT SIZE****• 9,600
Sq. Ft.****BUILDING SIZE****• 16,445
Sq. Ft.****ZOING****• Residence C
(R-C)****Li (Barbie), Li**

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Revenue

Unit	Tenant	Sq.Ft	Rent/Mo.	Rent/Yr.
1-1	Wedding store	6,500	\$20,000	\$240,000
1-2	Restaurant	2,000	\$6,695	\$80,340
1-3	Law Office	1,500	\$4,800	\$57,600
2-1	Piano Academy	1,500	\$4,800	\$57,600
2-2	VACANT	6,500	<i>\$15,000(Projected)</i>	<i>\$180,000(Projected)</i>
Current Total			\$36,295	\$435,540
Projected Total			\$51,295	\$615,540

Expense

Expense	Total	Owner Pay
Real Estate Taxes	\$130,000	\$100,000
Insurance	\$5,000	\$5,000
Electricity	\$2,000	\$2,000
Maintenance	\$1,000	\$1,000
Total		\$108,000



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