

VALUE ADDED RETAIL STRIP CENTER

2068 JERICHO TPKE

EAST NORTHPORT, NY 11731



3,900 SF
THREE UNIT STRIP



44%
LEASED



HIGH TRAFFIC
HIGH VISIBILITY



0.3 ACRES
PARKING FRONT & REAR

PROPERTY HIGHLIGHTS

- ✓ Value Added Investment Opportunity
- ✓ High Traffic & High Visibility Location
- ✓ 3,900 Sq Ft Three Unit Strip Center
- ✓ 44% Leased – Room to Increase Income
- ✓ 0.3 Acres with Front & Rear Parking
- ✓ Commercial Zoning – Flexible Use



FINANCIAL SUMMARY (PRO FORMA - 2026)

DESCRIPTION	ANNUAL	PER SF
GROSS RENTAL INCOME	\$112,800	\$22.56
OTHER INCOME	-	-
VACANCY LOSS	-	-
EFFECTIVE GROSS INCOME	\$112,800	\$22.56
TAXES	\$36,369	\$7.27
OPERATING EXPENSES	\$7,250	\$1.45
TOTAL EXPENSES	\$43,619	\$8.72
NET OPERATING INCOME	\$69,181	\$13.84

PROPERTY FACTS

PRICE:	\$1,399,000
PRICE PER SF:	\$358.72
SALE TYPE:	Investment or Owner User
PROPERTY TYPE:	Industrial
PROPERTY SUBTYPE:	Service
BUILDING CLASS:	C
BUILDING SIZE:	3,900 SF
LOT SIZE:	0.3 Acres
ZONING:	Commercial
OCCUPANCY:	44% Leased

OFFERING PRICE

\$1,399,000

\$358.72

PRICE PER SF



**VALUE ADD
OPPORTUNITY**

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