



Premier Four Corners Investment

MAIN STREET CHARACTER | STABILIZED INCOME

ASKING PRICE

\$1,038,389

CAP RATE

8.55%

ESTIMATED NOI

\$88,825

TOTAL BUILDING

4,242 +/- SF

INVESTMENT OVERVIEW

A rare opportunity to acquire a fully leased mixed-use property in the heart of Delmar's Four Corners. The building combines approximately 3,000 SF of street-level retail occupied by Perfect Blend with a beautiful 1,242 SF two-bedroom apartment above. The location along Delaware Avenue offers the walkable, village-style character that defines Delmar's primary retail corridor.

INVESTMENT HIGHLIGHTS

- Fully leased mixed-use investment
- Perfect Blend in occupancy since 2016
- Retail lease through June 30, 2030
- Apartment lease through December 31, 2028
- Retail tenant reimburses 83% of listed operating expenses
- 25 shared rear parking spaces under formal agreement
- Full basement used for retail tenant storage
- Hamlet zoning



PERFECT BLEND INTERIOR



LOFT-STYLE APARTMENT



REAR PATIO & PARKING

EXCLUSIVELY OFFERED BY

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LEASE SUMMARY

RETAIL - PERFECT BLEND

- Approx. 3,000 SF
- Annual rent: \$62,400 NNN
- Lease expiration: 6/30/2030
- Tenant in place since 2016
- 83% reimbursement of taxes, insurance, water/sewer & lawn
- Tenant responsible for utilities, HVAC & interior maintenance
- Full basement used for retail storage

APARTMENT - 2 BED / 1 BATH

- Approx. 1,242 SF | \$30,000 annual rent
- Lease expiration: 12/31/2028
- Tenant pays own utilities
- Separate entrance | washer & dryer
- Updated kitchen and bath
- Dramatic loft-style living area
- Primary bedroom with walk-in closet
- Hot water baseboard heat

INCOME & EXPENSE SUMMARY

Retail Rent	\$62,400
Apartment Rent	\$30,000
TOTAL GROSS INCOME	\$92,400
Property Taxes	\$11,380
Insurance	\$6,200
Water / Sewer	\$2,500
Lawn	\$950
TOTAL EXPENSES	\$21,030
Less 83% Retail Reimbursement	(\$17,455)
EST. OWNER-PAID EXPENSES	\$3,575
ESTIMATED NOI	\$88,825

OFFERING PRICE

\$1,038,389

EST. CAP RATE

8.55%

PROPERTY GALLERY



LOFT-STYLE APARTMENT LIVING AREA



UPDATED KITCHEN



PRIMARY BEDROOM



RETAIL FIREPLACE



SIDE WALKWAY

PROPERTY FEATURES

- Approx. 4,242 SF total building area
- Building extensively rebuilt in 1990 per seller
- Formal shared parking agreement for 25 rear spaces
- All four surrounding businesses share parking expenses
- Prime Delaware Avenue retail corridor location
- Village-style, Main Street setting in upscale Delmar
- Hamlet zoning

LOCATION OVERVIEW

Located at Delmar's Four Corners, the property sits in the community's established retail center along Delaware Avenue. The setting combines neighborhood convenience, strong residential surroundings and a walkable Main Street feel - a location difficult to replicate for a stabilized mixed-use investment.