

9,767 SF PRIME LOCATION

HIGH VISIBILITY INVESTMENT OPPORTUNITY

**IDEAL FOR: MEDICAL SERVICES • RETAIL • FITNESS CENTER • EDUCATIONAL SERVICES
CHILD OR ADULT DAY CARE • SPECIALTY FOOD • HIGH QUALITY SHOWROOM**



PRICE LOWERED
CAP RATE RAISED FOR QUICK SALE

NET LEASE RETAIL

LEASE EXPIRATION IN OCT 2028

PROPERTY HIGHLIGHTS

- Absolute Triple Net
- Walgreens Corporate Guarantee
- High Income Area: Avg. H/H Income \$130,308.
- Additional 23,575 Buildable SF
- Over 42 Parking Spaces
- 2.4 Years Left on Initial Lease Term w/ 2 Ten-Year Options
Approx. \$2.58 Million Guaranteed Income Until Oct. 2028
- Key Foods Has Spent Millions of Dollars Upgrading Building
- 30,000 + Vehicle Daily Traffic Count
- 180' Frontage On Cross Bay Blvd

PRICE REDUCTION NEW BROKER

CAP RATE
10.96%



CROSS BAY BLVD. IS A VERY HIGH VALUE COMMERCIAL STRIP

EASY ACCESS TO

- BELT PARKWAY
- JACKIE ROBINSON PARKWAY
- GRAND CENTRAL PARKWAY
- CROSS BAY BOULEVARD
- JFK AIRPORT

FOR FULL PROPERTY BROCHURE OR MORE INFORMATION, CONTACT EXCLUSIVE AGENT

MAURICE ABRAHAM SCHEMO

LICENSED RE SALESPERSON NY & NJ

EMAIL: Maurice@greiner-maltz.com CELL: (646) 320-4254

GREINER-MALTZ
REAL ESTATE

CREATING OPPORTUNITIES TOGETHER