

FOR SALE



7,000 SF Free Standing Advance Auto Parts Corner of Montauk Hwy & Wellwood Ave, Lindenhurst, NY

Investment Highlights

Price: \$4,200,000

NOI: \$268,661

Cap Rate: 6.4%

Expenses: Tenant responsible Taxes, CAM, Insurance, roof, and parking lot

Term: 15 years (NNN) with five years remaining

Renewal Options: Three (3) Five (5) year renewal options with 5% rent escalations every 5 years

Building: 7,000 SF

Lot Size: 37,461 SF

Year Built: 2008

Corporate Lease Guarantee
Investment Grade-Publicly traded on the NYSE under AAP
1031 Exchange Opportunity

Contact Exclusive Broker:

MARVIN HARTMAN

Licensed Associate RE Broker

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