



PLISKIN
REALTY AND
DEVELOPMENT, INC.
Knowledge. Service. Integrity.

FOR SALE



UPDATE: LEASE JUST EXTENDED UNTIL 2028

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

Investment Highlights

Price: \$4,200,000

NOI: \$241,795

Cap Rate: 5.75%

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

Term: Expires June 30, 2028

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

Traffic: 27,000/DAY
2 CURB CUTS

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

Contact Exclusive Broker:

MARVIN HARTMAN

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