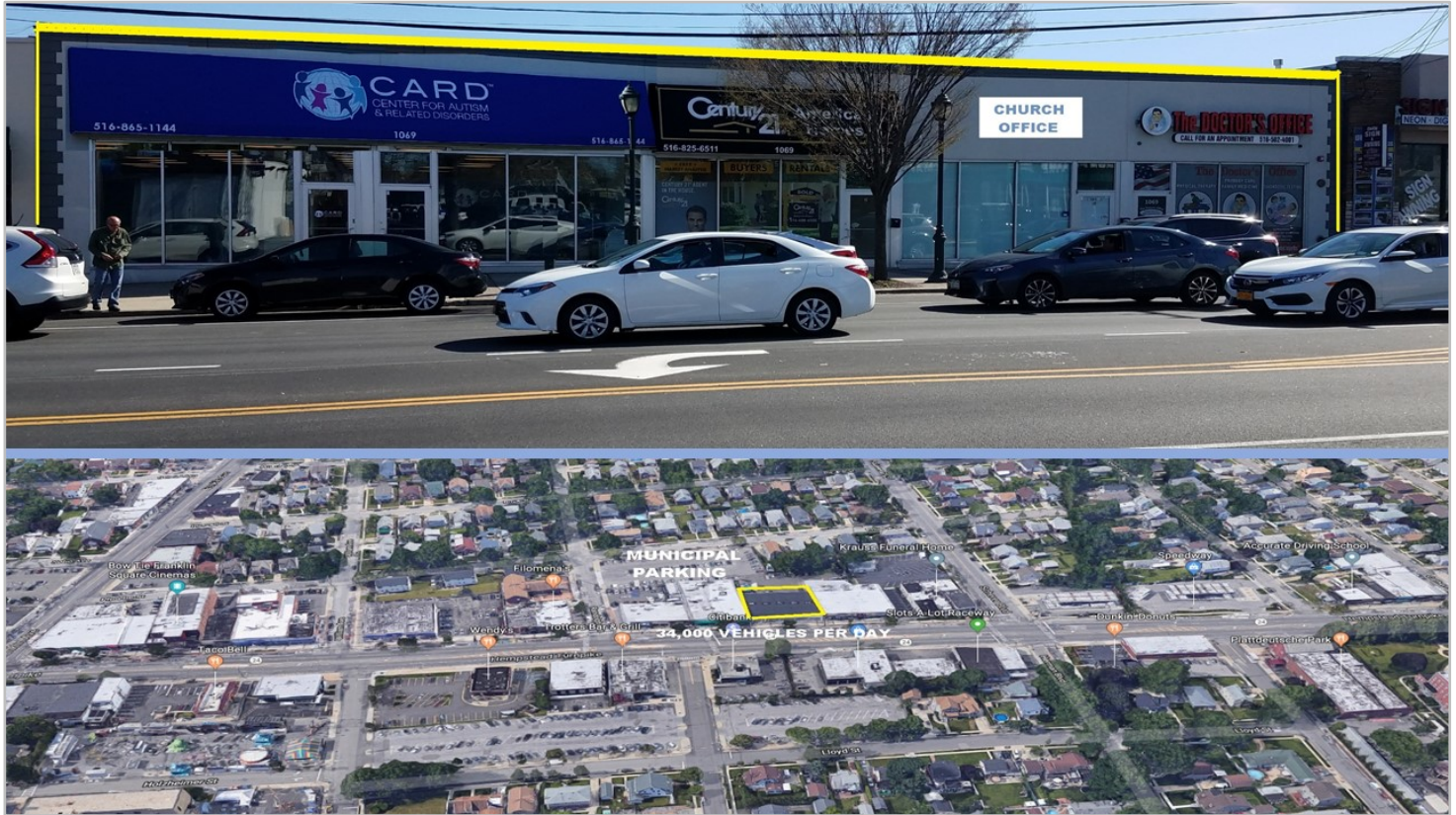


**EXCLUSIVE -FOR SALE (6.5% CAP) – NOI: \$161,836**

**1069 Hempstead Turnpike, Franklin Square NY 11010**



## Overview

Pliskin Realty and Development is pleased to offer for sale a one story, fully leased retail building built in 2005. It is a fireproof building that offers front and rear entrances. The property, situated on a 10,100 square foot lot, consists of 4 retail units (three units of 1,500 SF each and one unit of 3,000 SF). Two units are occupied by national tenants. Each of the units have full basements with 10' ceilings, 16' ceilings on the main floor, ADA Bathrooms, and sprinkler systems at each level. The property offers street parking in the front and a large municipal lot in the rear. **All units presently have leases in place with the largest space having a corporate lease guarantee.** Located on Hempstead Turnpike just West of New Hyde Park Rd, the property is located in an ideal retail area and provides for an outstanding investment opportunity.

## FOR MORE INFORMATION, PLEASE CONTACT:

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## Key Considerations

- **6.5 % CAP**
- **MAJOR REDUCTION IN TAXES**
- Built in 2005
- Full Basements - Fully sprinklered
- Municipal parking in rear + Street Parking
- Fully occupied
- New Roof

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.