



**Douglas Elliman** EST. 1911  
RETAIL & COMMERCIAL

*120 Laurel Road, East Northport*



### ***Strip Center For Sale***

<b>Building Size:</b>	2,900 Sf
<b>Basement:</b>	2,900 Sf
<b>Lot Size:</b>	.26 acres
<b>Parking:</b>	15 spaces
<b>Zoned:</b>	C6

<b>Sale Price:</b>	\$699,000
<b>Taxes:</b>	\$15,603
<b>Year Built:</b>	1986
<b>Heat:</b>	Gas/CAC

Freestanding 2900 Sf building with unique architectural design located on busy Laurel Road in East Northport. Walk to LIRR and town shops. Building has new roof, HVAC and separate meters for each tenant, property surveillance, sprinklers and 2900 Sf basement for storage. Perfect for office, retail or any professional seeking an income producing property.

**Michael Murphy/Head of Operations/631.858.2460/michael.murphy@elliman.com**



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<u>Tenant</u>	<u>Sf</u>	<u>Annual Rent</u>	<u>Lease Exp.</u>
Farmers Insurance	910 Sf	\$13,800 (3 yr option)	5/31/17
C Spec Systems	580 Sf	\$7,800	12/31/16
Current Owner	1410 Sf	\$25,200	

**Total Annual Income:** \$46,800 Tenants pay all Cam + utilitites

Yearly Expenses:

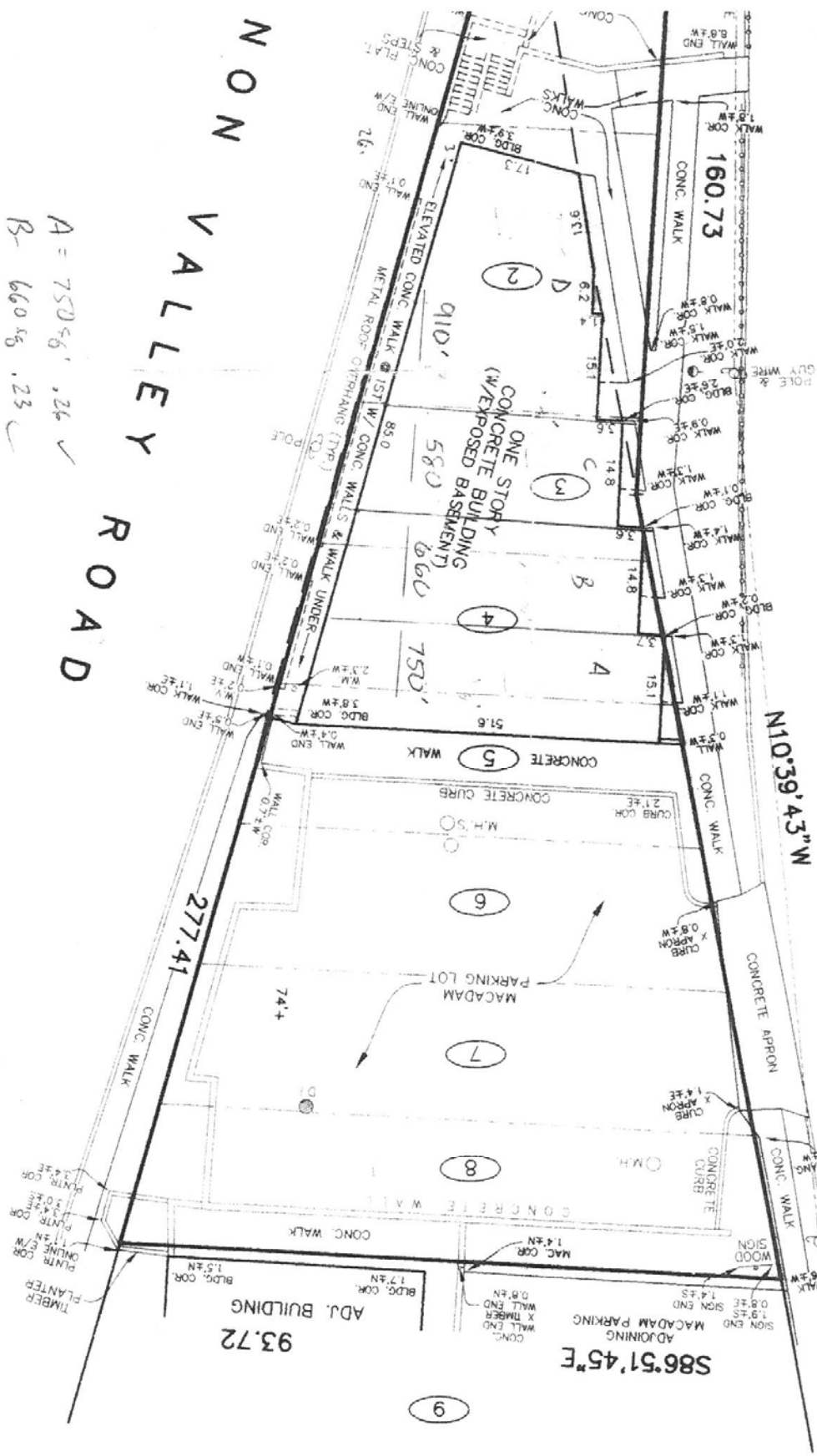
Insurance:	\$4,100
Garbage:	\$1,896
Security:	\$500
Maintenance:	\$800
Taxes:	\$15,603
Misc:	\$1,500
Certifications:	\$300

**Total Expenses:** \$27,399

**NOI:** \$19,401

\* Tenants pay their own increases and CAM and proportionate share of tax increases on per annum basis.

# LAUREL ROAD (DEPOT ROAD)



OR STRUCTURES RECORDED OR  
NEED UNLESS PHYSICALLY  
THE TIME OF SURVEY.

A = 750'56" .26 ✓  
 B = 660'56" .23 ✓  
 C = 580' .21 ✓ 675  
 D = 480' .26 ✓  
 910' .32 ✓  
 2900

1500  
2583.

181500 3A

65' 100' 100' 100'

# NON VALLEY ROAD



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