

## 501 Main Avenue – Southern Ground Floor Level Space

- **5,670 sq. ft.**
- **Base Rent:** \$9,100.00/ mo. (annual rate of \$19.25/ sq.ft. or \$109,147.50 *annual* rent)
- **Triple Net:** \$1,888.02/ mo. (NNN Includes: **Real Property Taxes:** \$622.81/ mo., **Property Insurance:** \$516.61/mo., and **CAM:** \$748.60/mo.)
- **Average Utilities:** *Approximately* \$1,800/mo. (sewer, water, gas, electricity). This amount fluctuates. Utilities are the responsibility of the tenant.
- **TOTAL Due Monthly:** \$12,788.02/ mo. (fluctuations utilities not included, just the approximation above)

CAM includes:

Paint, repairs, HVAC service, parking lot maintenance, restriping, snow removal, Common area cleaning (i.e. Power washing, leaf blowing, etc.), landscaping, water for irrigation, brick maintenance.

As far as the basement, we can exclude the room in the back which houses the boilers (one of which does service the restaurant) but traditionally the basement was used by the restaurants for an office and for storage of holiday decor, surplus, cooking gear, cups, flatware, silverware napkins, cleaning items, serving bowls, platters, and furniture, outdoor furniture in the winter, and I believe the smaller room was used for wine storage.