

# **“Sun & Ski” Building For Sale**

## **(“The World Famous Ski Stop” location)**

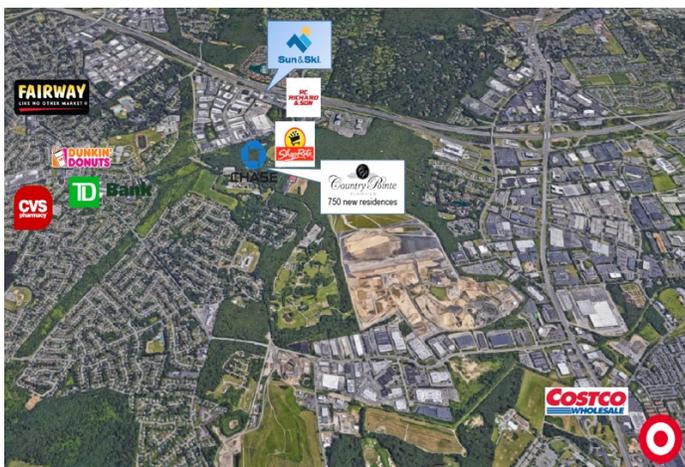
197 S. Service Road Plainview (Long Island), NY

***Direct Frontage on the Long Island Expressway!!***



**New Investment Opportunity - 100% Rented  
Single Tenant Asset – Long Term Lease  
Offered for Sale for \$7,500,000  
New to market – same Owner for 40+ years!**

Rented thru 3/31/22  
with multiple  
renewal options. 2%  
annual increases.



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**Direct: (561) 445-1550**

**[ewolf@wolfrealtycorp.com](mailto:ewolf@wolfrealtycorp.com)**

# WOLF REALTY CORP

## SITE ANALYSIS

Site Analysis The description of the site can be detailed as follows:

<b>Location:</b>	The subject property is located at 197 South Service Road, Plainview, New York 11803.
<b>Parcel Number:</b>	Block: 89, Lot: 65
<b>Census Tract:</b>	5197.03
<b>Land Area:</b>	48,787± square foot (1.120± acres)
<b>Shape and Frontage:</b>	The subject property is specifically located along south service road between Newtown and Round Swamp Roads in Plainview, NY. The site has 152± feet of frontage along South Service Road and 330± feet of depth. Shape of the site is irregular.
<b>Topography and Drainage:</b>	The site is generally level at street grade. Our investigation did not reveal any significant drainage problems.
<b>Soils:</b>	No soils report was provided; it is assumed that soils are adequate for the existing use.
<b>Easements:</b>	No title report was provided in connection with this appraisal. The survey provided did not reveal any unusual or adverse easements. It is specifically assumed that any easements, restrictions or encroachments that might appear against the title would have no adverse impact on marketability or value.
<b>Covenants, Conditions, and Restrictions:</b>	No private deeds or restricting covenants affecting development, other than zoning, were found to affect the site.
<b>Utilities:</b>	The site is serviced by all public utilities in sufficient capacity for its existing use. Utilities do not limit the highest and best use of the site.
<b>Environmental Issues:</b>	The value estimate rendered in this report is predicated on the assumption there is no hazardous material on or in the property that would cause a loss in value. No evidence of hazardous waste or toxic materials was visible. <i>Originators Group, LLC</i> has no knowledge of the existence of these substances on or in the subject property. However, <i>Originators Group, LLC</i> is not qualified to detect hazardous waste or toxic materials.
<b>Wetlands:</b>	We were not given a Wetlands survey. If subsequent engineering data reveal the presence of regulated wetlands, it could materially affect property value. We recommend a wetlands survey by a competent engineering firm.
<b>Parking:</b>	The subject has 40± parking spaces.
<b>Flood Zone:</b>	According to maps published by the Federal Emergency Management Agency (FEMA), the subject lies within Zone X <sup>1</sup> (Community Panel No. 39147C0275DF, Nassau County New York, effective 5/3/11. See the flood zone classifications presented below.
<b>Conclusion:</b>	The subject sites includes a total 48,787± square foot (1.120± acres) and are served by all necessary utilities. Access, as well as visibility/exposure, appears to be good given the sites' mid-block location. There are no adverse soils or conditions of which <i>Originators Group, LLC</i> is aware. The shape of the parcel is irregular. The topography is generally level at street grade and poses no specific development limitation. In conclusion, from a physical standpoint, the site is considered adequate for many types of development. The subject site is suitable for its present use as retail building.

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**FRONT FACADE - VIEW FROM L.I. EXPRESSWAY**



**ADJACENT BUILDING TO THE WEST**



**INTERIOR – RETAIL - LOADED INVENTORY**



**VIEW FROM MEZZANINE**



**TYPICAL DISPLAYS – RETAIL GOODS**



**SKI BOOT & APPAREL SECTION**



**INTERIOR VIEW: STORAGE SPACE**



**INTERIOR VIEW: RETAIL SPACE**



**INTERIOR VIEW: RETAIL SPACE**



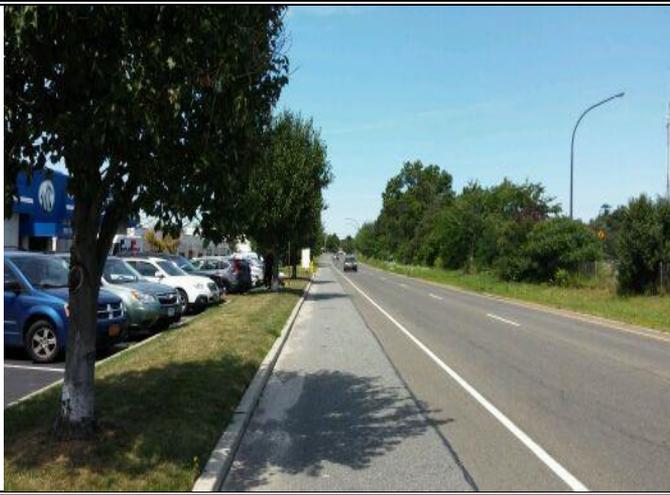
**INTERIOR VIEW: RETAIL SPACE**



**INTERIOR VIEW: RETAIL SPACE**



**EXTERIOR VIEW: LOADING DOCK**



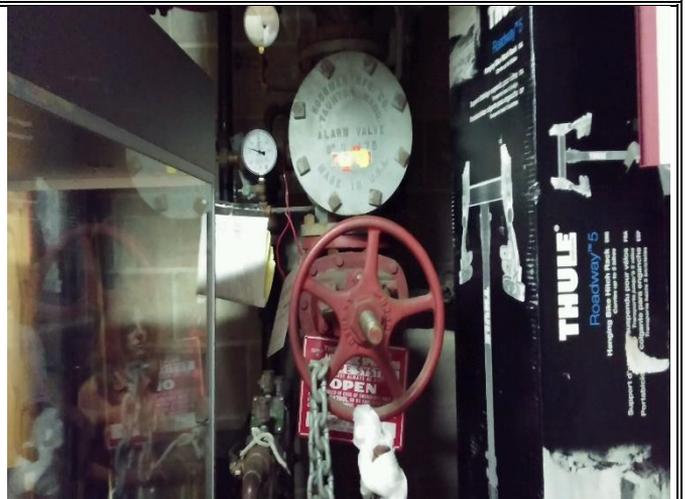
**SOUTH SERVICE ROAD - WESTERN VIEW**



**SOUTH SERVICE ROAD - EASTERN VIEW**



**INTERIOR VIEW: MECHANICALS**



**INTERIOR VIEW: SPRINKLER SYSTEM**



**INTERIOR VIEW: BREAK ROOM**



**INTERIOR VIEW: STORAGE AREA**

## REGIONAL MAP



Compiled by: **Originators Group, LLC**

### Regional Area

The subject property is situated on Long Island. From a physical standpoint, Long Island is the largest island adjoining the continental United States measuring 120 miles long from Manhattan, to the west to Montauk Point, to the east. Long Island's width (north to south) is 16 miles at its widest point. The Island encompasses 1,377 square miles of area inclusive of two counties, Nassau and Suffolk, and two of New