

Wisner Office Building

419 East Main Street, Middletown, NY 10940

Presented By:

OPICS

*Real Estate Investments
& Brokerage*



Price: \$4,500,000

An attractive three-story, 50,000 sq ft professional office building built in 1992 of mauve and grey granite with solar glass perimeter windows. The building has an impressive three story glass entrance atrium. It sits on a 2.6 acre plot with ample parking, 168 spaces in total (4.2 spaces per 1000 sq ft). The building is fully sprinklered, with roof mounted gas fire Lennox Pulse HVAC units. The roof was replaced 12 years ago with a 20 year warranty. There is 1 acre plot adjacent to the building which is also for sale by the same owner. Base rental is \$11.50 per rentable sq ft NNN. In addition to base rent, tenant is responsible for proportionate share of taxes and common area maintenance (CAM) charges, and natural gas and electric. Property taxes and common area charges are \$7.50 per rentable sq ft. 50% occupied which means this building has huge upside and high return potentials. Tenants include Horizon Medical, Northern Leasing, Sylvania Lighting Services and other quality Medical professionals.

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Price:	\$4,500,000
Building Size:	50,000 SF
Price/SF:	\$90.00
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Owner /User
Occupancy:	50%
Building Class:	B
Tenancy:	Multiple
Lot Size:	2.60 AC
APN / Parcel ID:	335200 50-2-26.1



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Financials, Debt and Unit Mix

Financial Summary

Please contact me for a rent roll and NOI



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Property Photos



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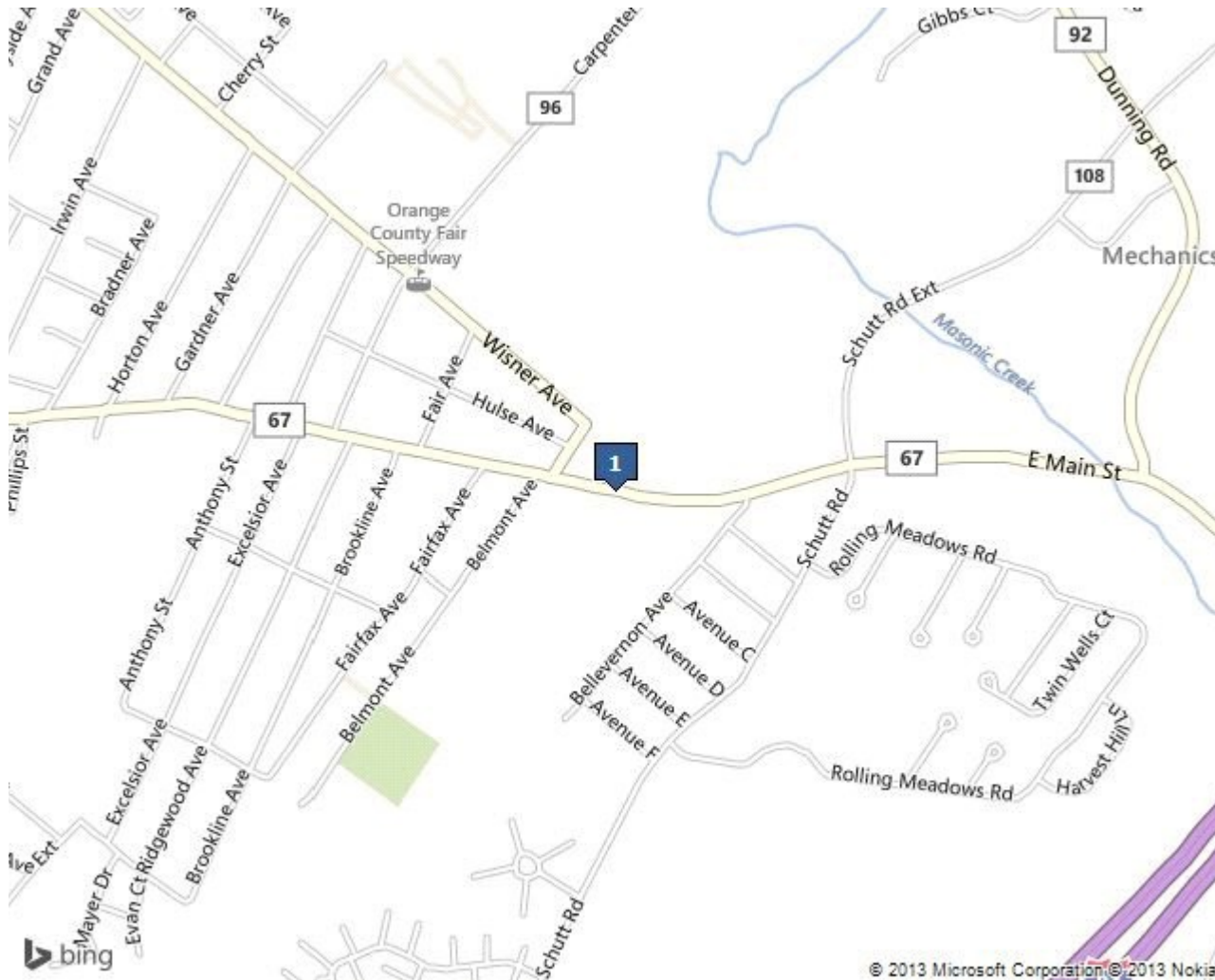
Property Photos



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Location



Location Description

419 East Main Street at Wisner Avenue, Town of Wallkill (Middletown Post Office), Orange County, NY. Building is located within a four minute drive from both Route 17 (Exit 122) and Interstate 84 (Exit 4). About a two minute drive to Orange Regional Medical Center Horton Campus.

The collage consists of several overlapping Google Maps screenshots. The central map shows a route from Goshen, NY, to Woodbury Common Premium Outlets in NY. The route is marked with a blue line and includes a travel time of 21 minutes and a distance of 18.8 miles. Other maps in the collage show various locations and streets, including:

- Top Left:** A map showing a route starting at 419 E Main St, passing through Stony Ford Rd, and heading towards Hill Rd.
- Top Center:** A map showing a route starting at Hampton, passing through Goshen, and heading towards Woodcock Mountain Rd.
- Top Right:** A map showing a route starting at Woodcock Mountain Rd, passing through Woodcock Mountain Rd, and heading towards Woodcock Mountain Rd.
- Bottom Left:** A map showing a route starting at Goshen, passing through Goshen, and heading towards Goshen.
- Bottom Center:** A map showing a route starting at Goshen, passing through Goshen, and heading towards Goshen.
- Bottom Right:** A map showing a route starting at Goshen, passing through Goshen, and heading towards Goshen.

Proximity of the subject property to Stewart International Airport

