

97 E Pulaski Road
Huntington, NY 11746

Cross Country Commercial
Office: 1.800.416.4976



Asking Price: \$899,000

- Lot Size: 100 ft x 100 ft
- Building Square Footage: 4,300 sq ft
- Ceiling Height: 20 ft
- Roof in good condition



Income and Expenses



- Tenant signed 5-year lease on November 15, 2018
 - Current rent: \$6,300 a month
 - Rent increases to \$6,615 a month in 4th year of lease
 - \$6,945.75 a month in 5th year of lease
 - Taxes: \$15,762.28
 - Insurance: \$3,297.85
 - Current NOI: \$56,539.87 (6.1% CAP)