

Office

Exclusive Listing

Investment Sale



Property Information

20 Peachtree Court, Holbrook, NY 11741

Gross Building Area: 40,000
Sale Price: \$3,795,000
Sale Price PSF: \$94.88
RE Taxes:: \$1.00
Lot Size (Acres): 2.28
Zoning: L1

Fuel: Gas
Sprinklered: Yes
Sewers: No
Parking: Ample

Now Available for Sale or Lease! Ideal for User / Investor Multi -Tenant Flex Property

15,000 +- Sq. Ft. Available for user

Former physical therapy space now available - 3,400 SF (Suite 104). Separate entrance, reception area, 4 offices, 6 exam rooms, 3 large open areas and 2 private bathrooms. \$15.95 PSF + \$3.50 for electric.

20 Peachtree Court offers the most affordable office space in Central Suffolk County. Features lobby, good floor to window ratios, operable windows, abundant on-site parking and 24/7 access.

A variety of spaces are immediately available between 1,500 SF and 15,000 SF

The property is immediately accessible from Veterans Memorial Highway, just east of the entrance to LI Islip MacArthur Airport.

For Information, please contact: Brian McGuire

(631) 761-9403 Direct Dial

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Coldwell Banker Commercial Island Corporate Services
 1601 Veterans Memorial Highway, Suite 420
 Islandia, NY 11749

Income & Expense Proforma

INCOME	Gross Potential Income:	\$557,319
	Other Income:	\$74,676
	Vacancy:	\$111,464
	Effective Income:	\$520,531

EXPENSE	RE Taxes:	\$43,498
	Utilities:	\$68,053
	Insurance:	\$11,750
	Repairs & Maintenance:	\$13,402
	Cleaning:	\$19,552
	Landscaping:	\$1,840
	Snow Removal:	\$7,500
	Rubbish:	\$5,737
Security Exp:	\$599	

Total Expenses: \$171,931

Net Operating Income: \$348,600

Cap Rate: 9.19%

Rent Roll

Suite #	Tenant Name	Use Type	Lease Expiration	RSF	Base Rent	Rent PSF	RE Tax	CAM	Ins	Total Rent
100	Clinical Care Associates	Office	2020-09-15	2,800	\$42,612	\$15.22				\$42,612
101	Saint Judes Home Rescue	Office	2019-07-31	2,800	\$42,125	\$15.04				\$42,125
102G	Vacant	Office		600	\$9,570	\$15.95				\$9,570
102H	Good Time Taxi	Office	2020-03-31	150	\$3,622	\$24.15				\$3,622
103A	20/20 Vision Center	Office	2018-10-31	500	\$5,400	\$10.80				\$5,400
103B	Karen Wasserman	Office	2018-10-31	150	\$3,555	\$23.70				\$3,555
103D	Maryland Coin & Collectibles	Office	2018-10-31	700	\$9,300	\$13.29				\$9,300
103F	Vacant	Office		200	\$3,190	\$15.95				\$3,190
103G	Eastlight	Office	2020-03-31	200	\$3,396	\$16.98				\$3,396
103i 103R	6D Technologies	Office	2018-03-31	1,000	\$10,850	\$10.85				\$10,850

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103J	Vacant	Office		600	\$9,570	\$15.95	\$9,570
103K	Get Open Studios	Office	2018-07-30	700	\$6,180	\$8.83	\$6,180
103L	Eventide Group	Office	2020-03-31	1,000	\$14,400	\$14.40	\$14,400
105	Paxon Healthcare Services	Office	2018-07-31	3,100	\$54,524	\$17.59	\$54,524
106	CXH Investigations	Office	2020-02-28	1,000	\$11,124	\$11.12	\$11,124
107	Color-Tek/CAN-AM Painting	Industrial	2018-08-31	1,800	\$23,138	\$12.85	\$23,138
201	vacant	Flex		8,000	\$127,600	\$15.95	\$127,600
202	Weatherstone Mortgage Corp	Office	2019-09-14	1,700	\$27,400	\$16.12	\$27,400
204	Eastern Portable Xray	Office	2020-05-31	1,736	\$22,474	\$12.95	\$22,474
205	Greinke	Office	2020-03-31	2,000	\$20,369	\$10.18	\$20,369
206	Vacant	Flex		6,000	\$72,000	\$12.00	\$72,000
210	vacant	Office		2,910	\$34,920	\$12.00	\$34,920

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Alternate Photo



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