

29 W SUNRISE HIGHWAY

Freeport, New York 11520



COMMERCIAL MIXED-USE BUILDING

PROPERTY FEATURES

Section/Block/Lot:	55/21/20
Building SF:	3,160
Lot Dimensions:	25' x 103'
Units:	2
Stories:	2
Neighborhood:	Freeport
Year Built:	1952
Taxes (18/19):	\$19,898

Goldenwood Property Advisors, as exclusive agent, is pleased to offer for sale 29 West Sunrise Highway, a mixed-use commercial building located in the Freeport neighborhood of Long Island on the southerly side of West Sunrise Highway, between Guy Lombardo Avenue and Church Street. The mixed-use property is positioned on a major thoroughway between Freeport Plaza West and Pine Street. The two-story, ± 3,160 square foot building contains one (1) retail store and one (1) newly renovated two-bedroom apartment above.

The subject property benefits from its superior proximity to major highways, main streets, and transportation. The property is located on highly populated West Sunrise Highway, and just south of Main Street. In addition, Babylon Turnpike and the Meadowbrook State Parkway are just a few minutes north. The Long Island Railroad stop is also in close proximity to the building.



ASKING PRICE: \$575,000

INVESTMENT VALUE

Gross Annual Income:	\$60,000
Expenses:	\$24,760
Net Operating Income:	\$35,240
Cap Rate:	6.13%

FOR MORE INFORMATION, PLEASE CONTACT:

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GOLDENWOOD PROPERTY ADVISORS

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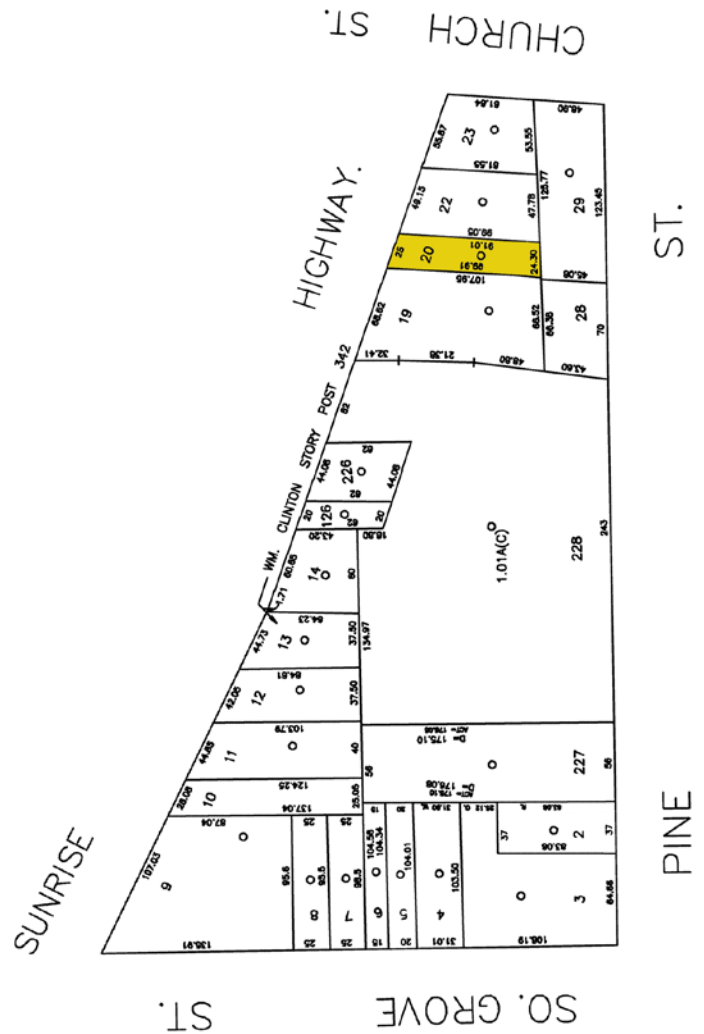
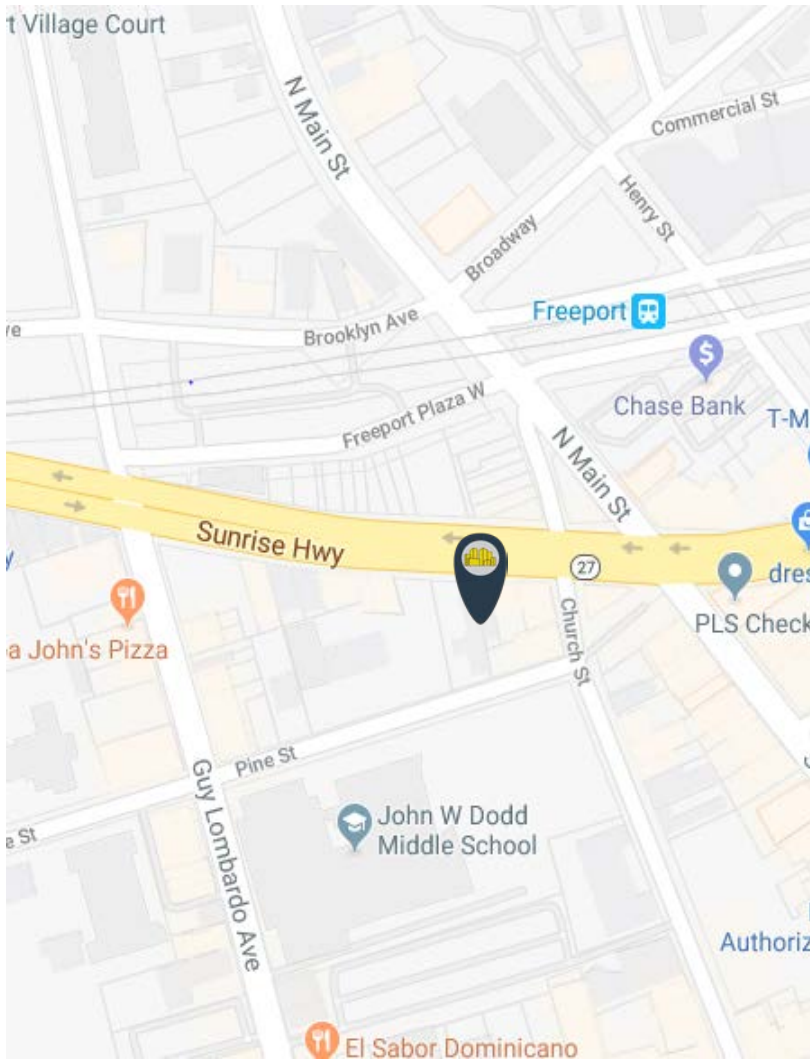
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