

Oceanside Office/Warehouse

**3700 Oceanside Road
Oceanside, NY 11572**



- ❖ Great Price at \$950,000.
- ❖ Many possibilities!
- ❖ 17,100 Sq Ft for office/warehouse/flex

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ANALYSIS

Analysis Date: May 2010



PROPERTY

Property: Oceanside Office/Warehouse
Property Address: 3700 Oceanside Road
 Oceanside, NY 11572
Year Built: 1972

PURCHASE INFORMATION

Property Type: Commercial
Purchase Price: \$950,000
Fair Market Value: \$950,000
Tenants: 2
Total Rentable Sq. Ft.: 17,100
Resale Valuation: 2.0% (annual appreciation)

FINANCIAL INFORMATION

All Cash

LOANS

	Debt	Term	Rate	Payment	LO Costs
All Cash					

INCOME & EXPENSES

Gross Operating Income: \$0
Monthly GOI: \$0
Total Annual Expenses: \$0
Monthly Expenses: \$0

CONTACT INFORMATION

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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CCAD is proud to offer this desirable flexible space 17,100 Sq Ft building. Excellent for Owner Occupant or Investor. Property has some current tenants, but could possibly be delivered Vacant or take opportunity to re-lease. Great condition with upgrades. Can be reconfigured to suit any Office/ Warehouse requirements. Priced to sell. Please call CCAD for an appointment to see this great property.

Excellent convenient location. Close to Long Beach Road.







