

1551 Franklin Ave.

Garden City, NY

For Sale



Building Size:
14,462 sf on 4 floors



- **Seller will hold paper**
- **Delivered vacant**
- **Parking on site**
- **Move-in condition**

Sale Price: \$3,850,000

PRESTIGIOUS ADDRESS

GREAT USER/INVESTOR OPPORTUNITY

WALK TO LIRR AND THE COURTS

PERFECT FOR ATTORNEYS, CPA'S

AND OTHER PROFESSIONALS



**For Additional Information
Contact Exclusive Brokers:**

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Concorde Real Estate Company, Inc.

9 Gerhard Rd.

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Taxes:

6/1/2010-5/31/2011 Village.....	\$14,904.00
2010 General Levy.....	\$12,405.38
2009-2010 School Taxes.....	<u>\$53,295.99</u>
Total Taxes.....	\$80,605.37

Estimated Additional Expenses

Gas.....	\$25,000.00
Electric.....	\$33,000.00
Water/Sewer.....	\$1,500.00
Elevator.....	\$3,600.00
Snow Removal.....	\$2,200.00
Insurance.....	<u>\$9,500.00</u>
Total Estimated Additional Expenses.....	\$74,800.00



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