

# 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**

**PREFECT FOR ATTORNEYS, CPA'S**

**AND OTHER PROFESSIONALS**



**For Additional Information  
Contact Exclusive Brokers:**

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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>
<b>Total Taxes.....</b>	<b>\$80,605.37</b>

**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>
<b>Total Estimated Additional Expenses.....</b>	<b>\$74,800.00</b>



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