

CMS

REAL ESTATE SERVICES INC.

RETAIL * INDUSTRIAL * OFFICE * INVESTMENTS * DEVELOPMENT * SALES * LEASING

FOR SALE - EXCLUSIVE

KINGS PLAZA OF MIDDLE ISLAND

514 ROUTE 25, MIDDLE ISLAND, NEW YORK



SIX STORE FRONTS TOTALING 5,000 SQUARE FEET

AMPLE PARKING

LOCATED NEAR WAL-MART, LIBRARY, GOLF COURSE, AND BANKS

Phone: 631-569-4142
Fax: 631-698-6299
Cell: 516-398-6419

755 Waverly Avenue, # 102
Holtville, New York 11742
Craig@cms-re.com

"Taking Care of All Your Commercial Needs"

WWW.CMS-RE.COM

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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INCOME AND EXPENSE	
KING PLAZA	
INCOME:	
STORE 1 (Hair Salon)	\$ 12,000
STORE 2 (Vacant)	\$ 12,000
STORE 3 (Vacant)	\$ 12,000
STORE 4 (Vacant)	\$ 12,000
STORE 5 (Vacant)	\$ 12,000
STORE 6 (Vacant)	\$ 12,000
POTENTIAL INCOME	<u>\$ 72,000</u>
EXPENSE:	
TAXES	\$ 12,000
GARBAGE	\$ 600
LANDSCAPING	\$ 350
INSURANCE	\$ 3,500
SNOW REMOVAL	\$ 2,000
GENERAL MAINTENANCE	\$ 2,400
TOTAL EXPENSES	<u>\$ 20,850</u>
POTENTIAL PROFIT	<u>\$ 51,150</u>

PRICED FOR QUICK SALE AT \$499,000

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