

CHASE BANK BUILDING FOR SALE



1235 GRAND AVENUE, BALDWIN, NEW YORK

**+/- 4,176 Sq. Ft. Retail Building with Basement
on +/- 48,138 Sq. Ft. Parcel of Land**

10 Year Lease Remaining on a 20 Year Lease

Triple Net Lease with 10% Increase Every 5 Years

Lease Years 11-15 \$175,450

Lease Years 16-20 \$192,995

Please Call for Sale Price

- ***Option Rent: Lease Years 21-25 Higher of (i) Fair Market Rental Value or (ii) One Hundred Fifteen Percent (115%) of Fixed Annual Rent.***

For Additional Information Please Contact: Christine Seewagen 516-647-8088

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GREINER-MALTZ COMPANY OF LONG ISLAND, LLC

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