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79-D Glen Cove Ave, Glen Cove, NY 11542

**2-4 Spring Street, Oyster Bay, NY 11771**  
**Two Buildings, Mixed Use, Fully Tenanted**

**Asking Price: \$925,000**

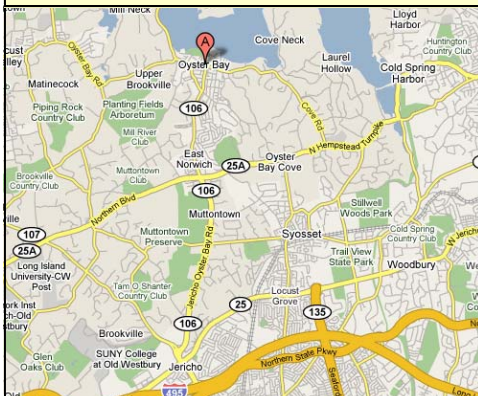
**Please Call: 516-359-8028**

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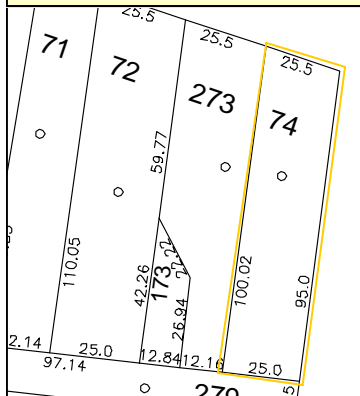
**Email: Karsai@aol.com**



**LOCATION**



**SURVEY**



**PROPERTY INDICATORS**

- Sec./Blk./Lot: 27/44/74
- Lot Size: 2425
- Acres: 0.0557
- Taxes: \$21,646
- Built: 1925
- Unit #1: Restaurant
- Unit #2: 2Br, Apartment
- Unit #3: 3Br, 1Bth House
- Both Buildings are on the same tax lot

**DESCRIPTION:** Two buildings on the same tax lot. Building #1: Restaurant + 2Br 1Bth Apartment on top. Building #2: 3Br, 1Bth House. Both buildings are fully tenanted. Here are the incomes:

1. Restaurant: \$36,000/yr net, pays 50% of tax increases and utilities
2. 2 Bedroom: \$15,600/yr net landlord pays water only
3. 3Bedroom: \$21,600/yr net

**Total: \$73,200/year**

Information contained herein is believed to be correct, but it is not warranted. Prospective Purchaser is strongly encouraged to verify all the information independently! This verification should include all information for purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the Seller/Owner. The Broker has undertaken no independent investigation to verify the information provided.