CRA REALTY

NNN MEDICAL OFFICE CONDOMINIUM FOR SALE PRICE \$2,150,000 CAP RATE YEAR 1 - 6.2%

3400 Nesconset Highway, Suite 107, East Setauket, NY 11733 Tenant: Long Island Vision Management, LLC





USE: MEDICAL OFFICE/SURGICAL PROCEDURES TERM: TEN (10) YEARS COMMENCEMENT DATE: MARCH 27 2023 EXPIRATION DATE: MARCH 26, 2033

BASE RENT: March 27 2023 thru March 26, 2024 \$132,454.80 March 27 2024 thru March 26 2025 \$136,428.44 March 27 2025 thru March 26 2026 \$140,521.30 March 27 2026 thru March 26 2027 \$144,736.94 March 27 2027 thru March 26 2028 \$149,079.04 March 27 2028 thru March 26 2029 \$153,551.42 March 27 2029 thru March 26 2030 \$158,157.96 March 27 2030 thru March 26 2031 \$162,902.70 March 27 2031 thru March 26 2032 \$167,789.78 March 27 2032 thru March 26 2033 \$172,823.47

ADDITIONAL RENT:

Operating Costs 100% Paid by Tenant Real Estate Taxes 100% Paid by Tenant Electric Paid by Tenant direct metered



NNN MEDICAL OFFICE CONDOMINIUM FOR SALE

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For further information please contact:

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TECHNOLOGY DRIVE

NESCONSET HIGHWAY

3400

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