

WEBER FRANK

NEW YORK REAL ESTATE BROKERAGE | EST. 2022

294 N MAIN STREET SPRING VALLEY, NY 10977



7-ELEVEN (DARK) | SPRING VALLEY, NY

RETAIL PROPERTY FOR SALE

GREG MELANSON

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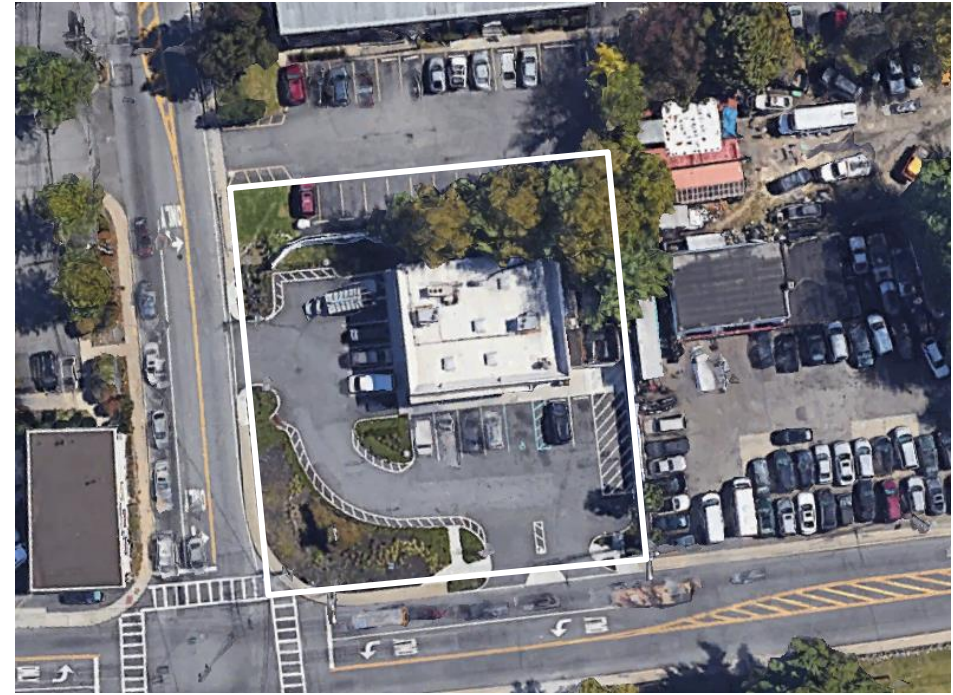
JOHN BARNEY

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RETAIL PROPERTY FOR SALE

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,860,000
Building Size:	2,940 SF
Lot Size:	0.37 Acres
Cap Rate (After 9/1/23):	5.50%
Current NOI:	\$143,000
Lease Type:	Absolute NNN
Renovated:	2014
Zoning:	NS

RENT SCHEDULE

Now - 9/1/2023: \$143,000
 9/1/2023 - 8/31/2028: \$157,300
 Option 1 (5 Years): \$173,030
 Option 2 (5 Years): \$190,333

PROPERTY OVERVIEW

Weber Frank is proud to exclusively present 294 N Main Street in Spring Valley, NY. The subject property is a single-tenant retail building 100% leased to Andy's Quick Stop Convenience Store in Spring Valley, New York. 7-Eleven signed a full corporately guaranteed lease in February of 2012 with a 15-year base term, with a commencement date of September 1st, 2012. The property has 10% rent increases every 5 years, and two 5-year options. The rent will increase an additional 10% in September, 2023.

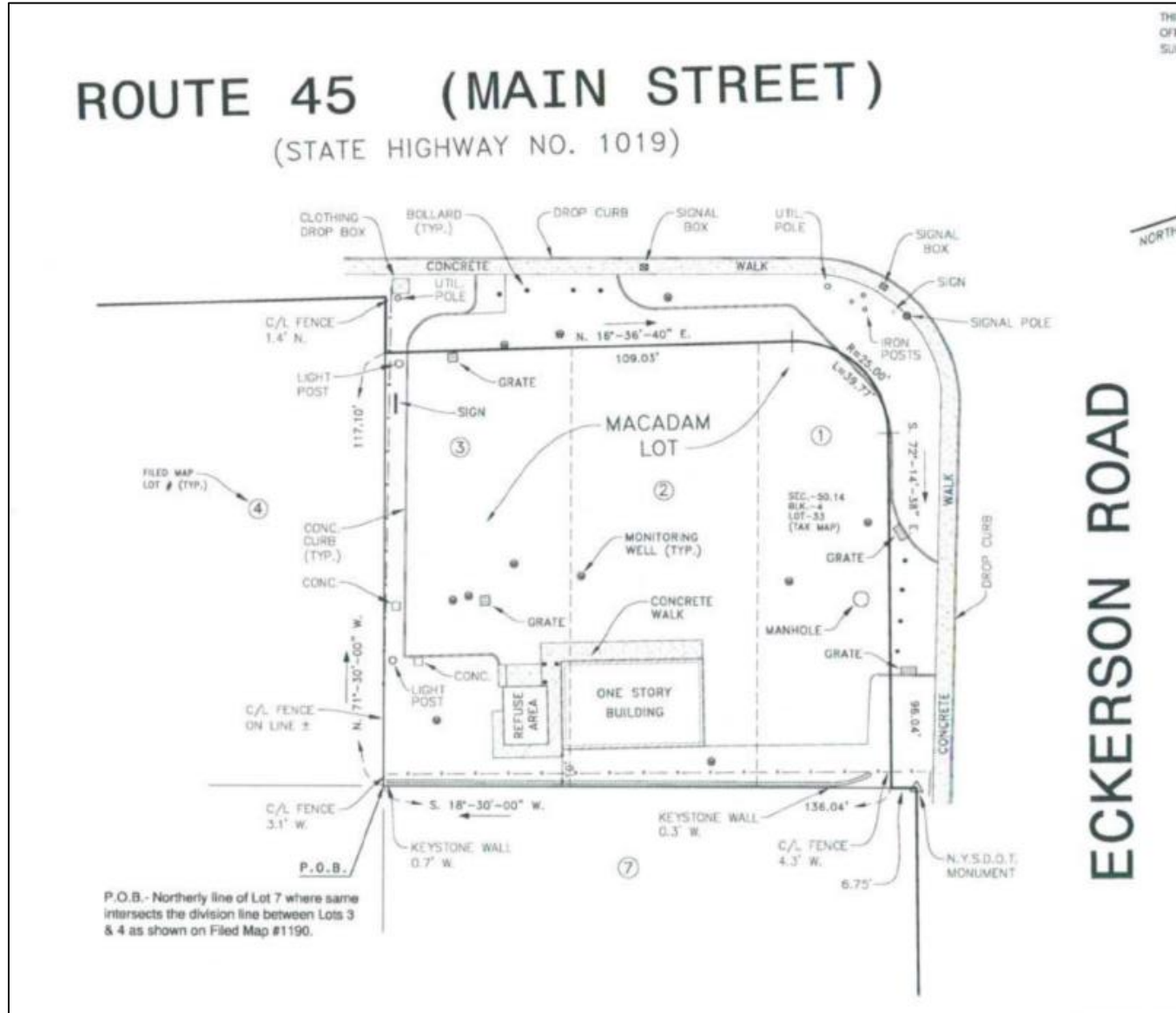
The tenant, Andy's Quick Service sublets the space from 7-Eleven and has been in business at the location since the end of 2020. The property sits on the corner of N Main Street and Eckerson Road West in Spring Valley, New York.

PROPERTY HIGHLIGHTS

- Absolute NNN lease with 7-Eleven guarantee for 5.5 years
- High traffic corner of a busy retail trade area, in an affluent suburb of New York City
- Multiple national tenants in the immediate vicinity: Chase Bank, Dunkin Donuts, Subway, etc.
- Close proximity to Spring Valley NJ Transit Station

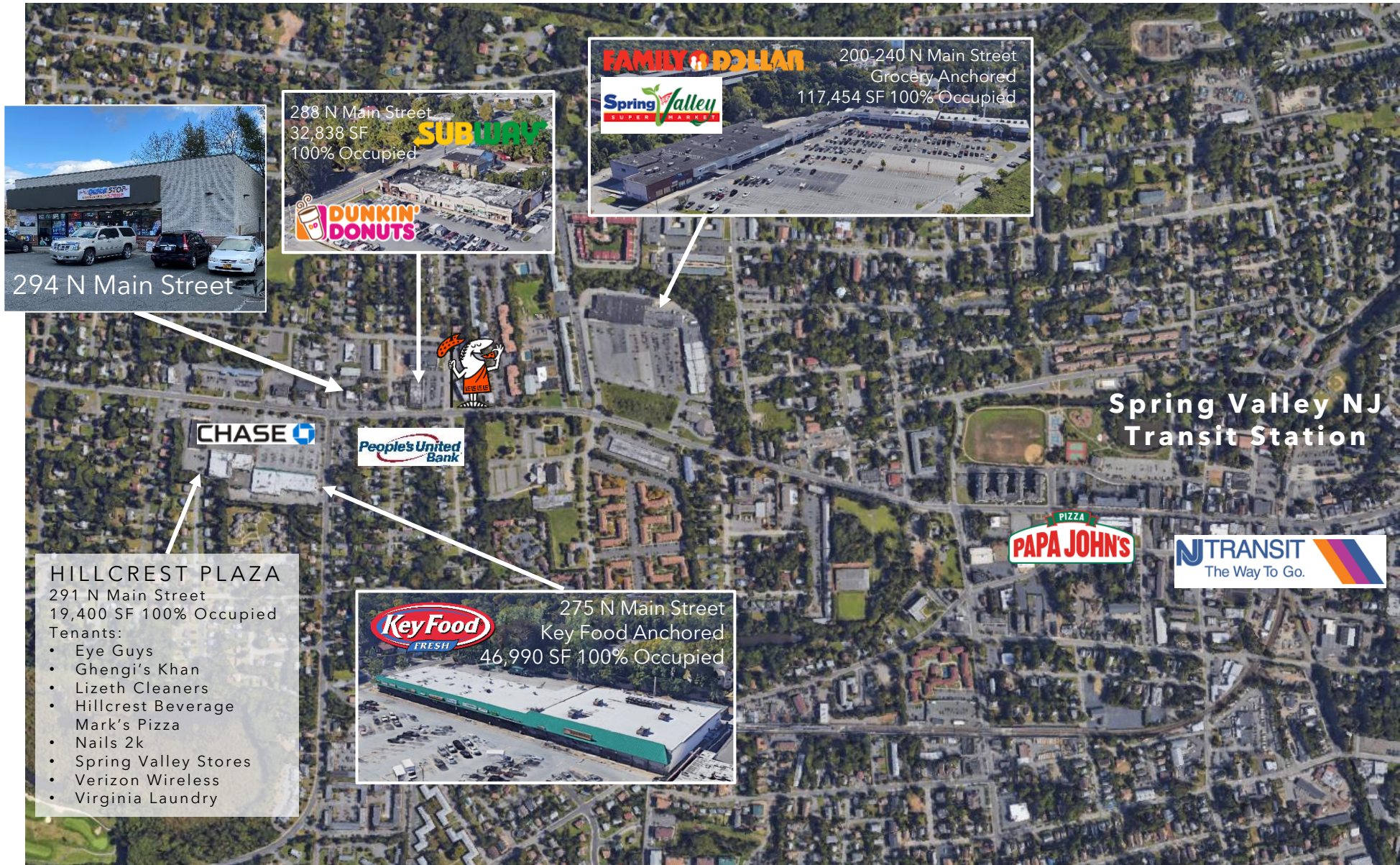
RETAIL PROPERTY FOR SALE

Survey



RETAIL PROPERTY FOR SALE

Retailers Map



RETAIL PROPERTY FOR SALE

Area Retailers



For More Information Contact

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