

**3,600 SF Retail
8,600 SF Parcel**



**COLDWELL
BANKER
COMMERCIAL**

NRT



Dry Cleaning Business & Property – Garden City South, NY

FOR SALE

**25 Nassau Blvd
Garden City South, NY 11552**

**3,600 SF Building on
8,600 SF Parcel**

PREPARED BY:

**Coldwell Banker Commercial NRT
2119 Bedford Ave.
Bellmore, NY 11710**

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EXECUTIVE SUMMARY

THE PROPERTY

Ruby's Drive in Cleaners
25 Nassau Boulevard
Garden City South NY 11552



PROPERTY SPECIFICATIONS

Property Type:	Retail
Class:	B
Building Size:	3,600 SF
Land:	.1974 Acres
Number of Stories:	1
Basement	1,080 SF
Year	1954
Built/Renovated:	

REAL ESTATE TAX **\$35,132**

PROPERTY OVERVIEW

PRICE

Sale Price **\$1,250,000**

Annual Sales – Approximately \$400,000

Nets over \$135,000 per year

HIGHLIGHTS

- Property can be used as a Dry Cleaners.
- It also could be converted to other retail use.

MARKET HIGHLIGHTS

Owner of the property also is the operator of the Ruby's Drive-In Cleaners business.

For the past 14 years, this has operated as an Eco-Friendly Cleaning establishment.

LOCATION HIGHLIGHTS

- Easy Access off Route 270
- Less than a mile to Westport Plaza

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PROPERTY PHOTOS



**Please Be Discreet
Do Not Speak to
Anyone on Premises**

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice



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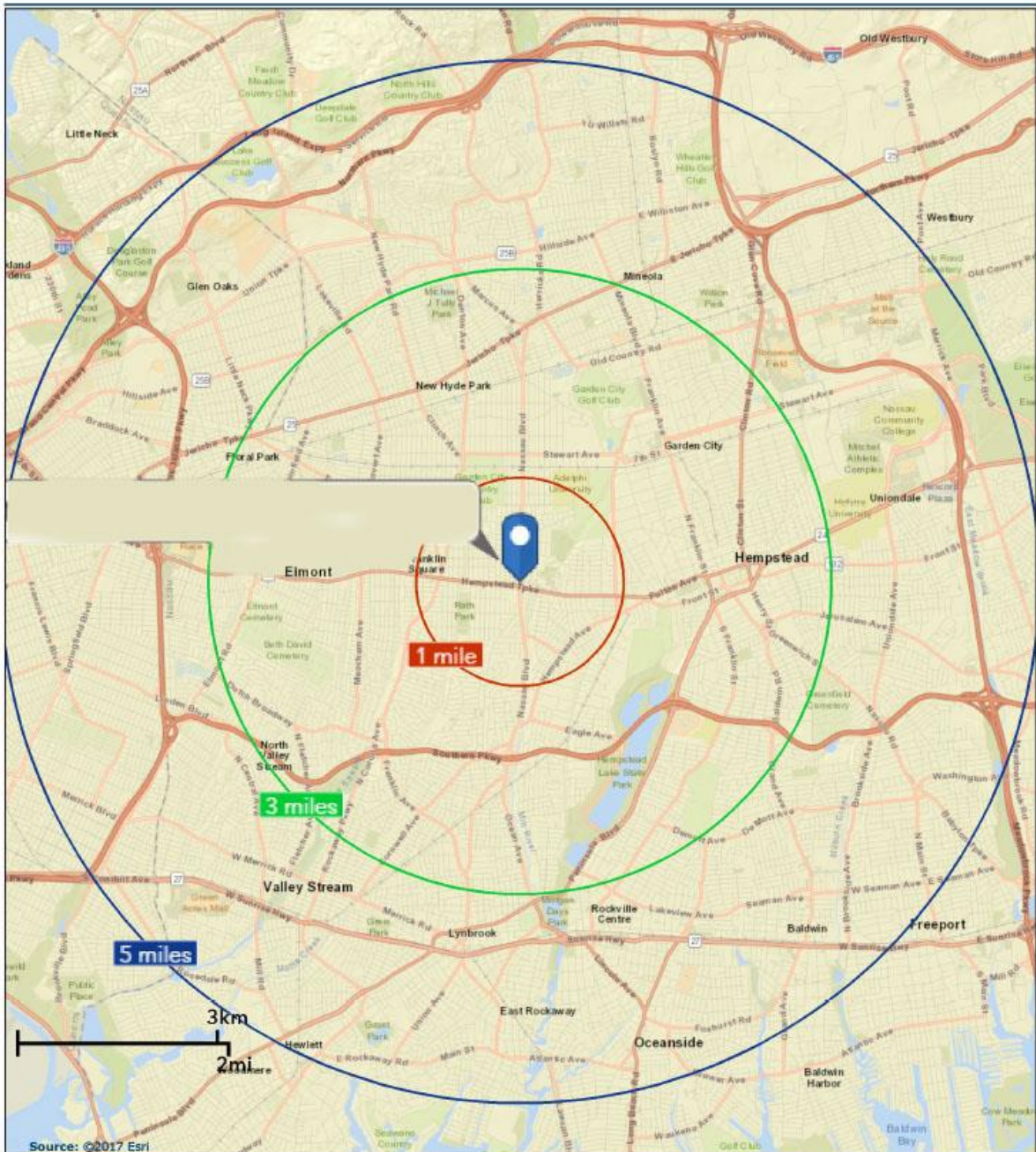
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Demographics – 1 Mile Radius
Population 27,339 – Average Household Income \$127,618



Ring Map

Ruby's 1-3-5

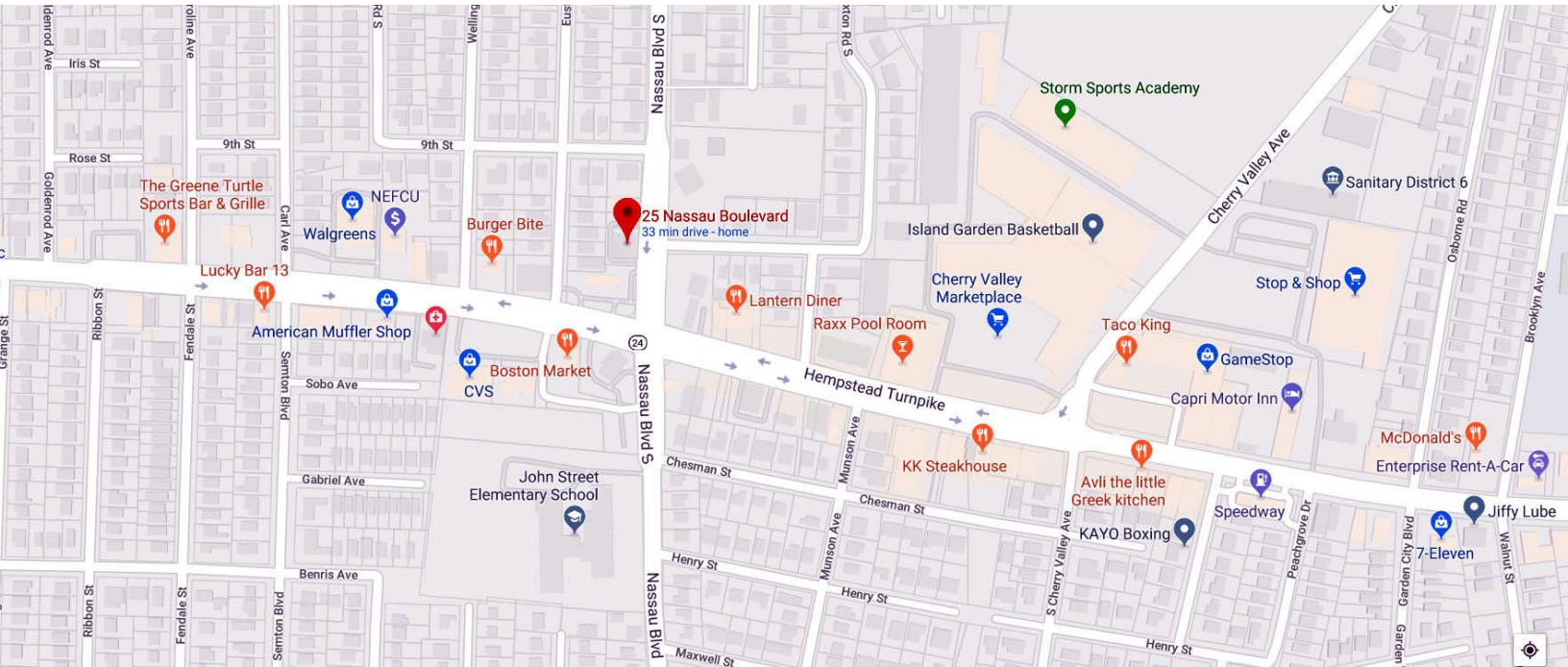


June 05, 2018

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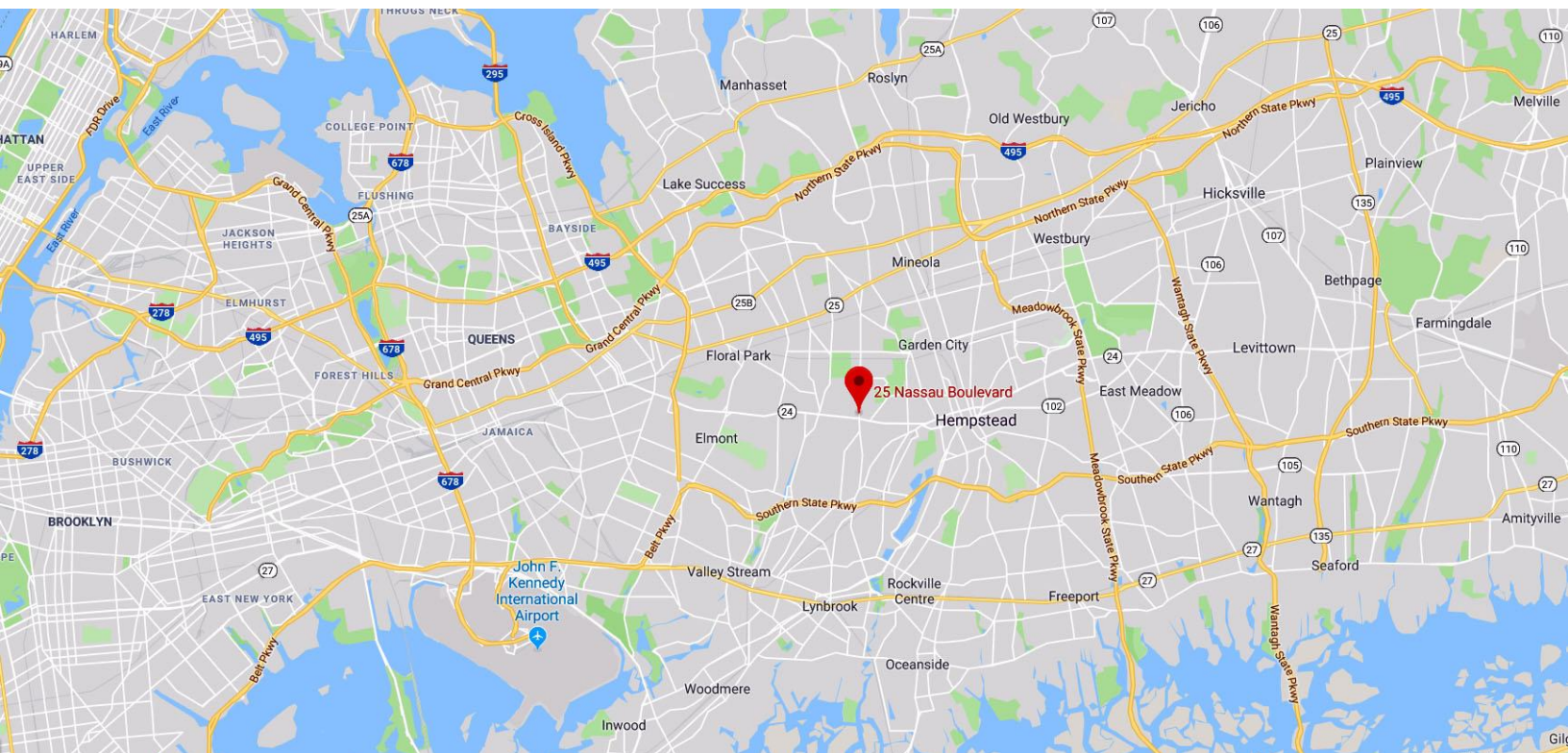
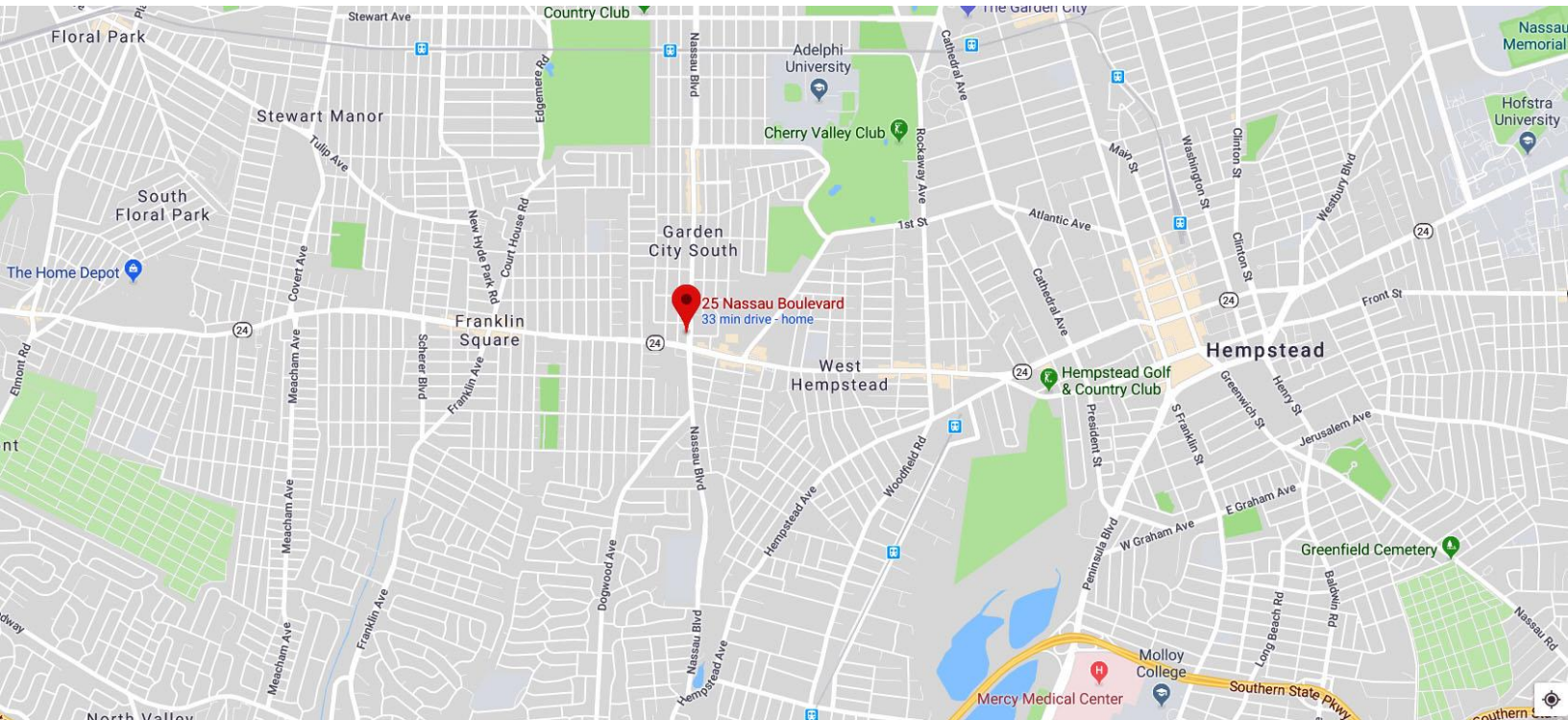
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CONTACT INFORMATION

For more information, please contact:

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.