

# AVAILABLE LONG TERM LEASE: HEWITT'S GARDEN CENTER BETHLEHEM, NY



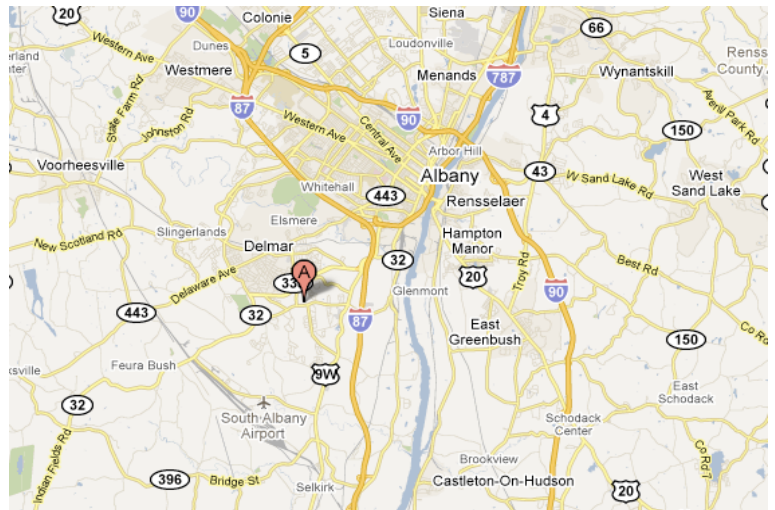
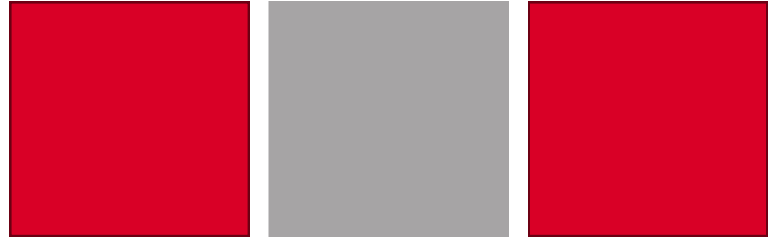
## Profile

**Lot size:** 3.4 Acres  
**Built:** 1970  
**Bldg. size:** 14,375 SF  
Retail: 9,975 SF  
Warehouse: 2,000 SF  
Greenhouse: 2,400 SF

## Features

- Current Rental Income: \$72,000
- Successful Garden Center
- Rare single tenant absolute net investment opportunity
- No landlord responsibilities — tenants pay all operating expenses
- Long term lease — 14 years remaining
- Rental increase every 3 years

**FOR SALE**  
**\$900,000**  
**8.73 Average Cap Rate**



# **NAI** Platform

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## Contact Information

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