

**BERKSHIRE  
HATHAWAY**

LAFHEY  
INTERNATIONAL  
REALTY

COMMERCIAL SERVICES



AUTO REPAIR SHOP FOR SALE  
324 E MAIN STREET  
SMITHTOWN | NY

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# PROPERTY SUMMARY

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Berkshire Hathaway Commercial Services is pleased to present a premier investment and owner-user opportunity located at 324 E Main Street in Smithtown. Currently home to Smithtown Auto Works and Enterprise Rent-A-Car, this 5,720 SF property is situated in a high-traffic area on Route 25A, offering exceptional visibility as well as 33 dedicated parking spots.

The building features two distinct functional spaces. The first is a turnkey auto repair shop with four bays with three 10ft x 10ft doors and one 12ft x 10ft door, and 12ft ceilings. That space will be delivered vacant, making it an ideal setup for an operator looking to establish or expand their business. The second space is occupied by Enterprise Rent-A-Car, a reliable tenant since 2007 that provides steady, ongoing rental income.

This property benefits from a prime location on Route 25A, providing high visibility within walking distance to the Village of Smithtown and in close proximity to several major automotive dealerships. The building is in good condition and offers significant value-add potential with minor updates, and is also on sewer.

This is an excellent opportunity for a business owner-operator or an investor looking for a versatile asset in a sought-after location.

Please give me a call if you would like to schedule a viewing or if I can provide further details regarding this property.

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324 E MAIN STREET  
SMITHTOWN, NY

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ASKING PRICE

**\$2,370,000**

## PROPERTY INFORMATION

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BUILDING SIZE  
**5,720 SF**

LOT SIZE  
**0.85 AC**

4 BAY DOORS  
**3 - 10FT X 10FT**  
**1 - 12FT X 10FT**

TRAFFIC COUNT  
**19,517 VPD**

CEILING HEIGHT  
**12 FT**

PARKING  
**33**

TAXES  
**\$31,000**

ZONING  
**WSI**

ON SEWER  
**YES**

**(CLICK HERE FOR  
PERMITTED USES)**

PARCEL #  
**0400-217-00-02-00-086-000**

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# PARCEL OVERVIEW

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324 E Main Street

19,000+ VPD  
Main Street

# RENT ROLL

TENANT NAME	PRO RATA	SF	LEASE TERM	NET RENT PSF	MONTHLY NET RENT	ANNUAL RENT	ANNUAL TAX REIMB.	TOTAL ANNUAL RENT
AUTO REPAIR	51%	2,918	N/A	\$35.22	\$8,564.75*	\$102,777.00*	N/A	\$102,777.00
ENTERPRISE	49%	2,802	2007 - 2028	\$39.25	\$9,166.47	\$109,997.64	\$6,519.22	\$116,516.86
<b>TOTAL</b>		<b>5,720</b>						<b>\$219,293.86</b>

\*Pro-Forma Rent

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# EXPENSES

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TAXES **\$31,000.00**

INSURANCE **\$1,000.00**

ELECTRIC **\$580.00**

GAS **\$230.00** (2 SEP METER)

WATER **\$100.00**

GARBAGE **\$169.00**

**TOTAL EXPENSES: \$33,079.00**

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## **PRO FORMA INCOME STATEMENT**

**BASE RENTAL INCOME \$219,293.86**

**REIMBURSEMENTS \$200.00**

**RENTAL INCOME \$219,493.86**

**EXPENSES \$33,079.00**

**NOI \$186,414.86**

**CAP RATE 7.87%**

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# DRONE SHOWCASE

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# CLICK HERE

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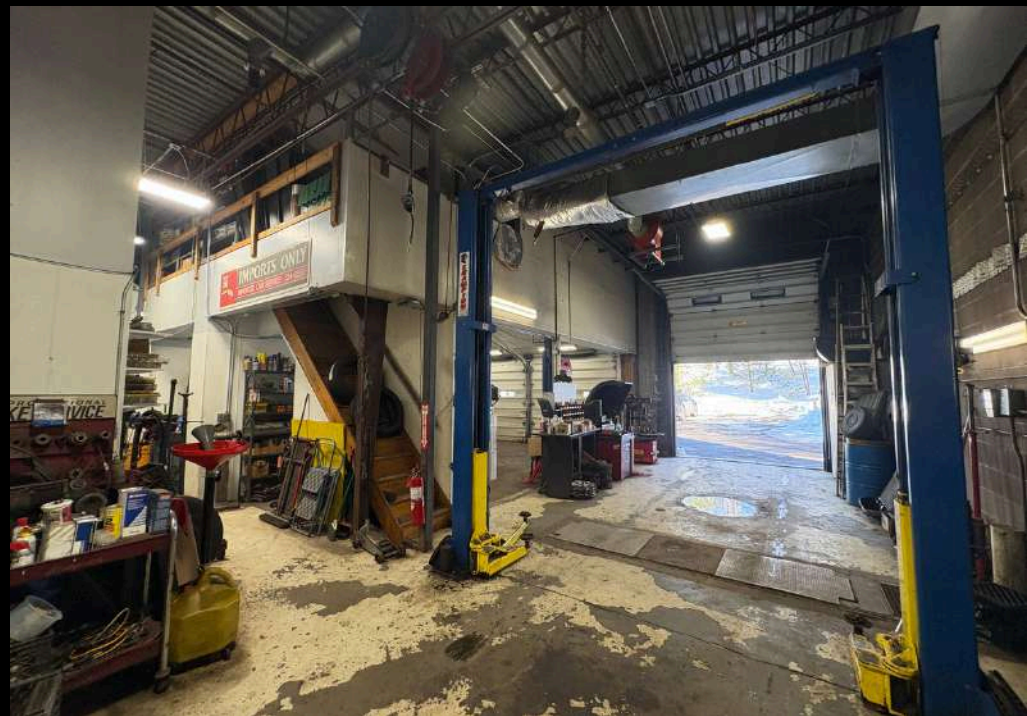
To watch a video showcasing  
this property

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# SMITHTOWN AUTO WORKS PHOTOS



# ENTERPRISE PHOTOS

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