

FOR SALE · ATLANTIC PROPERTY SERVICES

36 NY-25A & 6 S. JERSEY AVE

14,818
SQUARE FEET

Setauket, New York

\$3,600,000

ASKING PRICE

14,818 SF

BUILDING SIZE

J-2

ZONING

100 Stalls

PARKING

800 AMPS

POWER

2 Acres

LOT SIZE

ATLANTIC
PROPERTY SERVICES

James Dunn: 516-729-0079 · Trevor Dunn: 631-834-2800 · atlanticproperty.com

OFFICE / RETAIL · INVESTMENT OPPORTUNITY

Well-Positioned Commercial Portfolio



BUILDING SIZE

14,818 SF±

PROPERTY TYPE

Office / Retail

CEILING HEIGHT

Standard

ZONING

J-2

POWER

800 AMPS

PARKING

100 Stalls

LOT SIZE

2 Acres

YEAR BUILT

2003

■ INVESTMENT SALE · CASH-FLOWING ASSET · 8.72% CAP RATE · NOI: \$313,815

\$3,600,000

ASKING PRICE

For Sale

ATLANTIC PROPERTY SERVICES

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Investment Summary

14,818 SF two-building portfolio · Cash-flowing tenants · Strong cap rate · Income & expense overview

\$420,081

GROSS ANNUAL INCOME

\$106,266

OPERATING EXPENSES

\$313,815

NET OPERATING INCOME

8.72%

CAP RATE

\$3,600,000

ASKING PRICE

PROPERTY TAXES: \$41,341.66 (Recently Reduced) → \$32,890.63 (Pending Reduction)

RENT ROLL SUMMARY

OPERATING EXPENSES

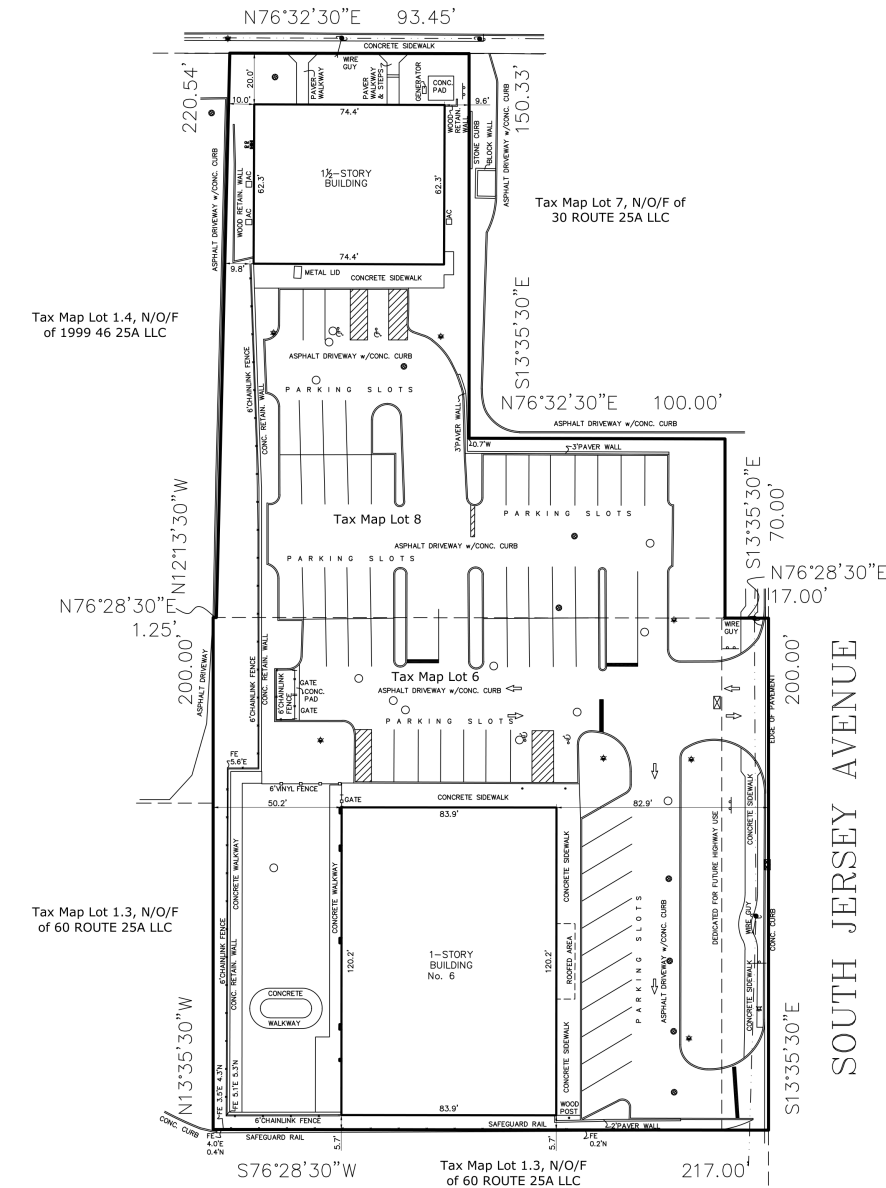
Suite	Tenant	SF	Annual Rent	Lease End
6A	Paws Unite People	4,220	\$109,464	4/30/2032
6B	Island Sports PT	2,800	\$81,936	4/30/2032
36 Ste 1	Christine T. Rubenstein	3,016	\$84,681	4/1/2030
36 Ste 1	Bridal Rush	3,028	\$90,000	9/1/2036
36 Ste 2	County of Suffolk	1,500	\$54,000	8/31/2029
TOTAL		14,564	\$420,081	

Category	Amount
Landscaping	\$1,200
Security / Alarm	\$1,197
Sprinkler Winterization	\$163
Garbage & Recycling	\$1,514
Repairs & Maintenance	\$672
Labor – Repairs	\$344
Snow Removal	\$2,000
Insurance	\$5,261
Property Tax	\$71,431
Electricity	\$840
Water	\$390
Back Flow Testing	\$250
Property Management	\$21,004
TOTAL EXPENSES	\$106,266

* Bridal Rush lease commences 9/1/2026.

Survey of Property

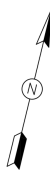
RIDGE AVENUE – N.Y.S. ROUTE 25A



LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- SIGN
- GAS METER

SURVEY OF PROPERTY
 EAST SETAUKET,
 TOWN OF BROOKHAVEN
 SUFFOLK COUNTY, NEW YORK
 TAX No. 0200-11000-0300-006000 &
 0200-11000-0300-008000
 SCALE 1"=30'
 MARCH 6, 2023
 AREA = 71,594 sq. ft.
 1.644 ac.



<p>AERIAL LAND SURVEYING, D.P.C. 53 PROBST DRIVE SHIRLEY, NY 11987 PHONE: 633-787-8383 E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM WEBSITE: WWW.AERIALLANDSURVEYING.COM</p>		<p>NOTE: LOCATIONS AND EXISTENCE OF ANY SURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.</p>
<p>DISTRICT: 0200 LOT: 006.000 & BLOCK: 03.00 SECTION: 110.00 008.000</p>		
<p>MAP/FILE NO.: N/A</p>		
<p>MAP OF: "Not on filed subdivision map"</p>		
<p>TITLE NO.: N/A</p>		
<p>MAP FILED DATE: N/A</p>		
<p>COUNTY TAX MAP ID: 0200-11000-0300-006000 & 0200-11000-0300-008000</p>		
<p>SITUATED AT: EAST SETAUKET, TOWN OF BROOKHAVEN</p>		
<p>SUBDIVISION MAP LOT & BLOCK #'S: N/A</p>		
CERTIFIED		
	TBD	

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 A.S. NO.: 23-720
 DATE: MARCH 6, 2023