

**36 NY-25A & 6 S. JERSEY AVE**

Setauket | New York

---

Total: 14,818 SF

ISLANDSPORTS  
PHYSICAL THERAPY  
631-675-1706  
STEVEN ENGLEBRIGHT  
LEGISLATOR

AVAILABLE  
ATLANTIC  
PROPERTY SERVICES  
TREVOR DUNN  
631-834-2800

**ATLANTIC**

Implementing real estate solutions since 1995

**Licensed Broker**

**James Dunn**

**Phone: 516-729-0079**

**Email: [James@atlanticproperty.com](mailto:James@atlanticproperty.com)**

---

**Licensed Real Estate Agent**

**Trevor Dunn**

**Phone: 631-834-2800**

**Email: [Trevor@atlanticproperty.com](mailto:Trevor@atlanticproperty.com)**

# Executive Summary

ATLANTIC

## Property Overview

**Address:** 36 NY-25A & 6 S. Jersey Ave, Setauket NY 11733

**Building Size:** 10,306 & 4,512 SF

**Lot size:** 2 Acres

**Property Type:** Office/Retail

**Zoning:** J2

**Year Built:** 2003

**Taxes:** \$71,430.95

**Parking:** 100 Stalls

**Power:** 800 AMPS

**Price:** \$3,600,000

## Highlights

Nearly 15,000 SF on 2 acres

Cash-flowing tenants in place

High-visibility corridor with steady traffic and strong area demographics

Minutes from Stony Brook University Hospital, Nichols Rd, and the Setauket retail district

J-2 Zoning offering flexibility for a range of commercial uses

Two-building portfolio totaling 14,818 Sf

**Licensed Broker**

**James Dunn**

**Phone: 516-729-0079**

**Email: James@atlanticproperty.com**

**Licensed Real Estate Agent**

**Trevor Dunn**

**Phone: 631-834-2800**

**Email: Trevor@atlanticproperty.com**

# Site Aerial

ATLANTIC



**Licensed Broker**  
**James Dunn**  
**Phone: 516-729-0079**  
**Email: James@atlanticproperty.com**

**Licensed Real Estate Agent**  
**Trevor Dunn**  
**Phone: 631-834-2800**  
**Email: Trevor@atlanticproperty.com**

# Location Overview

ATLANTIC



**36 ROUTE 25A &  
6 S. JERSEY AVE  
E. SETAUKET, NY 11733**

**CHRISTINE THEA  
RUBINSTEIN  
Law Firm**

**ISLANDSPORTS  
PHYSICAL THERAPY**

Licensed Broker  
James Dunn  
Phone: 516-729-0079  
Email: James@atlanticproperty.com

Licensed Real Estate Agent  
Trevor Dunn  
Phone: 631-834-2800  
Email: Trevor@atlanticproperty.com

# Income & Expense

Category	Amount				
Gross Income					
Landscaping	\$1,200.00				
Security/Alarm System	\$1,197.00				
Sprinkler Winterization	\$163.00				
Garbage and Recycling	\$1,514.00				
Repairs and Maintenance	\$672.00				
Labor-Repairs and Maintenance	\$344.00				
Snow Removal	\$2,000.00				
Insurance	\$5,261.00				
Property Tax	\$71,430.95				
Electricity	\$840.00				
Water	\$390.00				
Back Flow Testing	\$250.00				
Management Fees	\$2,160.00				
Landscaping	\$1,500.00				
<b>Total</b>	<b>\$88,921.95</b>				

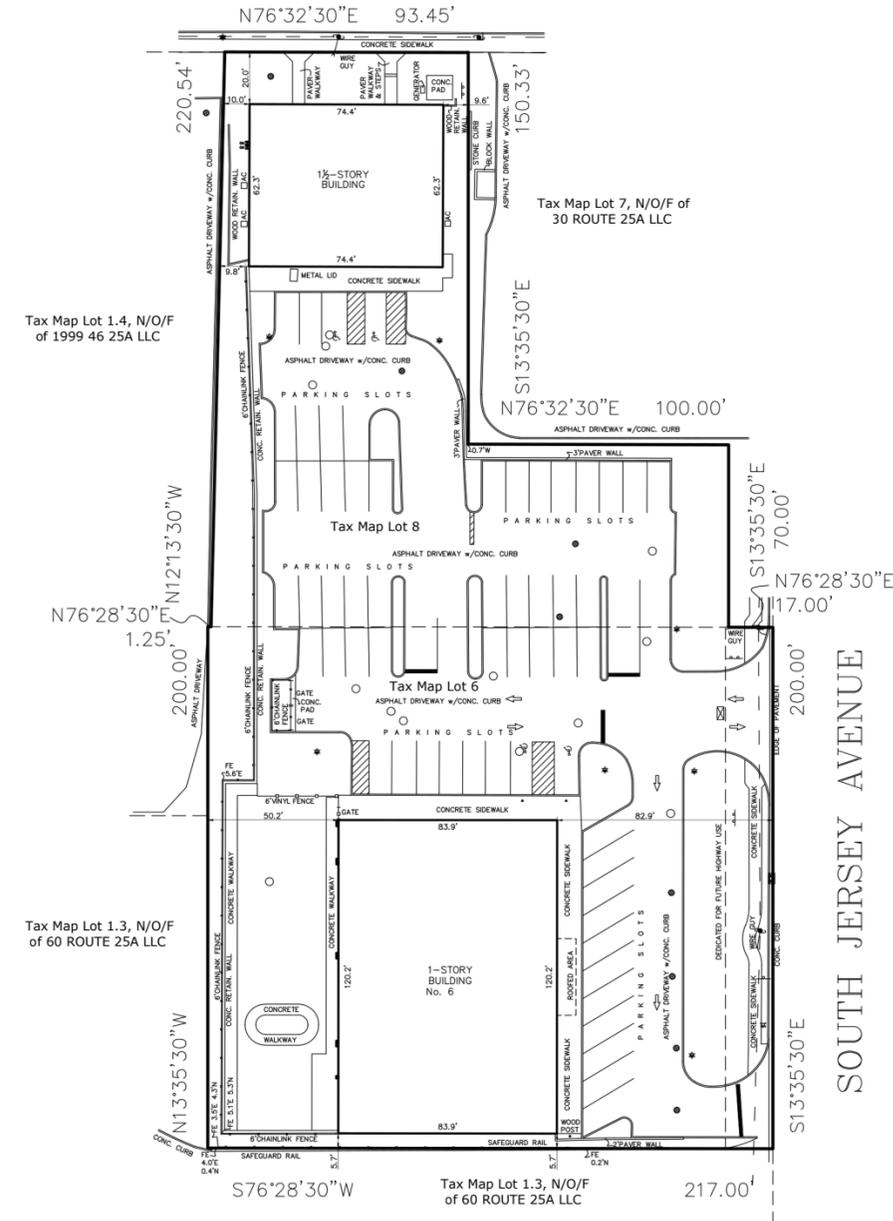
## Rent Roll Summary

Suite	Tenantname	Size(SF)	Annual Rent	Lease Start	Lease End
6A	Paws Unite People	4220.00	\$109,464.00	5/1/2025	4/30/2032
6B	Island Sports Physical Therapy	2800.00	\$81,936.00	5/1/2025	4/30/2032
36 STE 1	Christine Thea Castiglia Rubenstein	2300.00	\$64,583.00	4/2/2025	4/1/2030
36 STE 1	Vacant, Projected Rent	3028.00	\$110,592.00	-	-
36 STE 2	County of Suffolk	1500.00	\$54,000.00	9/1/2024	8/31/2029
<b>Total</b>		<b>13,848</b>	<b>\$420,575.00</b>		
<b>Asking Price</b>			<b>\$3,600,000.00</b>		
<b>Net Operating Income(NOI)</b>			<b>\$331,653.05</b>		
<b>Cap Rate</b>			<b>9.21%</b>		

**Licensed Broker**  
**James Dunn**  
**Phone: 516-729-0079**  
**Email: James@atlanticproperty.com**

**Licensed Real Estate Agent**  
**Trevor Dunn**  
**Phone: 631-834-2800**  
**Email: Trevor@atlanticproperty.com**

RIDGE AVENUE – N.Y.S. ROUTE 25A



**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.



**LEGEND:**

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

<p><b>AERIAL LAND SURVEYING, D.P.C.</b>                  83 PROBST DRIVE                  SHIRLEY, NY 11967                  E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM                  PHONE: 833-787-8393                  WEBSITE: WWW.AERIALLANDSURVEYING.COM</p>		<p>NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.</p>
DISTRICT: 0200 LOT: 006.000 & BLOCK: 03.00 SECTION: 110.00 008.000		<p>THIS SURVEY IS SUBJECT TO ANY EXEMPTION OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.</p>
MAP/FILE NO.: N/A		<p>*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7008 SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.</p>
MAP OF: "Not on filed subdivision map"		<p>*Copies from the original of this survey map not marked with an original of the land surveyor's seal and of his embossed seal shall not be considered a valid true copy. *Certification indicated herein apply, but this survey was prepared in accordance with the existing Code of Practice for Land Surveying established by the New York State Association of Professional Land Surveyors. Said certification shall not only be in the person for whom the survey is prepared, and on the behalf of the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.</p>
TITLE NO.: N/A		
MAP FILED DATE: N/A		
COUNTY TAX MAP ID: 0200-11000-0300-006000 & 0200-11000-0300-008000		
SITUATED AT: EAST SETAUKET, TOWN OF BROOKHAVEN		
SUBDIVISION MAP LOT & BLOCK #'S: N/A		
CERTIFIED TO	TBD	COPYRIGHT 2023 RALPH MELI AERIAL LAND SURVEYING, D.P.C. JOB NO.: 23-720 DATE: MARCH 6, 2023

**ATLANTIC**

**Licensed Broker**  
**James Dunn**  
 Phone: 516-729-0079  
 Email: James@atlanticproperty.com

**Licensed Real Estate Agent**  
**Trevor Dunn**  
 Phone: 631-834-2800  
 Email: Trevor@atlanticproperty.com