



FOR SALE — OFFICE / RETAIL INVESTMENT

36 NY-25A & 6 S. Jersey Ave

Setauket, New York

\$3,600,000
ASKING PRICE

14,818 SF
BUILDING

8.72%
CAP RATE

\$313,815
NET OPERATING INCOME

INVESTMENT SALE · CASH-FLOWING ASSET · WELL-POSITIONED COMMERCIAL PORTFOLIO

PROPERTY OVERVIEW

ADDRESS	36 NY-25A & 6 S. Jersey Ave, Setauket, NY	PROPERTY TYPE	Office / Retail
BUILDING SIZE	14,818 SF±	LOT SIZE	2 Acres
ZONING	J-2	PARKING	100 Stalls
POWER	800 AMPS	CEILING HEIGHT	Standard
YEAR BUILT	2003	SALE TYPE	Investment Sale

LICENSED BROKER

James Dunn

516-729-0079

James@atlanticproperty.com

LICENSED REAL ESTATE AGENT

Trevor Dunn

631-834-2800

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INVESTMENT SUMMARY

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

\$420,081 GROSS INCOME	\$106,266 OPERATING EXP.	\$313,815 NET OP. INCOME	8.72% CAP RATE	\$3,600,000 ASKING PRICE
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PROPERTY TAXES \$41,341.66 (Recently Reduced) → \$32,890.63 (Pending Reduction)

RENT ROLL SUMMARY

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	

* Bridal Rush lease commences 9/1/2026.

OPERATING EXPENSES

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

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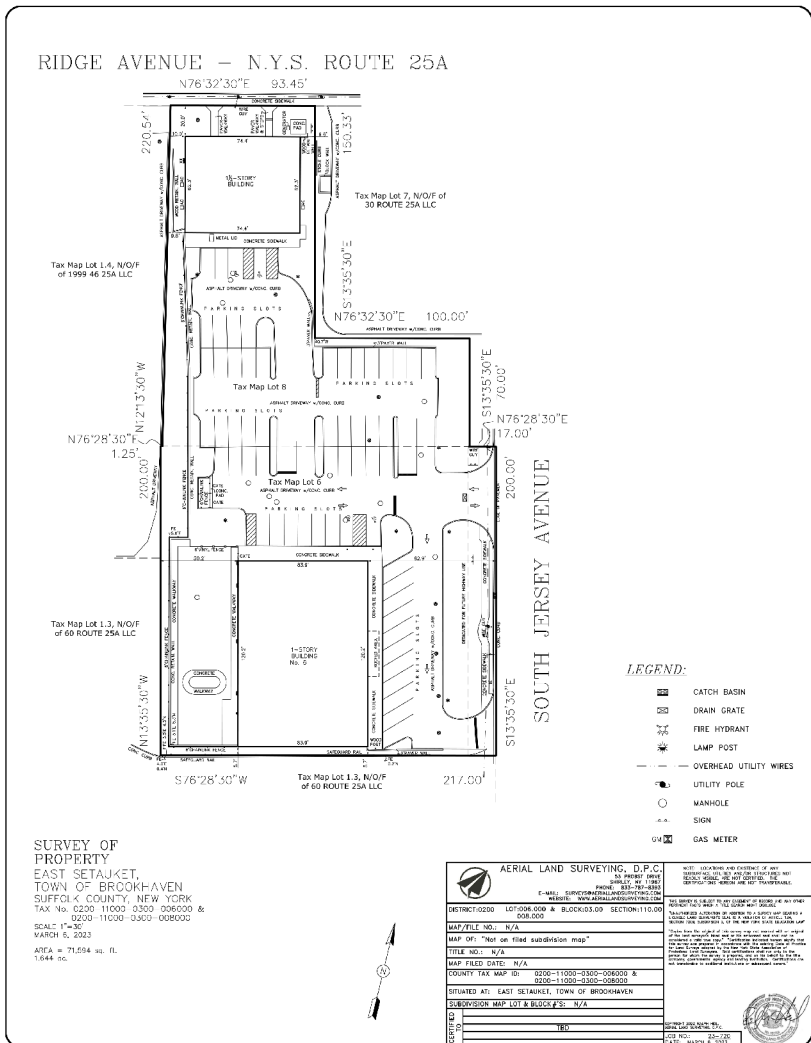
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SITE & LOCATION



SURVEY OF PROPERTY

East Setauket, Town of Brookhaven, Suffolk County, New York | ±71,594 SF (1.644 ac.)



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