

BERKSHIRE HATHAWAY

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES



CLICK TO VIEW
ON WEBSITE

RETAIL PROPERTY FOR SALE
134 MAIN STREET
PORT JEFFERSON | NY

PROPERTY SUMMARY

We are pleased to present the sale of 134 Main Street, a 15,000 square foot, fully stabilized retail property in the heart of Port Jefferson, New York.

This prime property is ideally located in Port Jefferson's vibrant downtown, bordered by Port Jefferson Harbor to the north and the LIRR to the south. The harbor provides access to the Bridgeport/Port Jefferson Ferry, offering a convenient route from Long Island's North Shore to Bridgeport, CT, and New England. To the south, the LIRR Port Jefferson branch offers direct access to Queens and NYC.

The area has undergone significant revitalization in recent years, with numerous mixed-use and residential multi-family developments adding hundreds of new residential units, bolstering the Main Street retail environment. Even more projects are planned for Port Jefferson and its surrounding areas.

The building features 15,000 square feet of meticulously maintained retail space with numerous improvements completed over the last two years, including new tile work, painting, awnings, and signage, as well as a brand-new roof. The property is fully leased to four retail tenants, each with years remaining on their leases, and, in some cases, options to extend. Revenue streams include tenant rent, parking spots, and an observatory camera.

The property benefits from approximately 180 feet of frontage on Main Street and rear frontage on the municipal parking lot. In addition to the benefit of the property being located adjacent to the municipal lot, the sale also includes approximately 20 deeded parking spots for which the Village of Port Jefferson pays an annual fee for the use of. There are also four individual spots dedicated to the owner's use at his discretion, allowing the owner to assign the spots to tenants or rent them for additional income. A mandated environmental observatory roof camera that monitors smoke stack emissions also generates additional rental income.

In the summer of 2023, the entire building's roof was replaced, eliminating any uncertainty about its integrity and ensuring that the most expensive line item related to building maintenance has been taken care of for many years. Eighteen years remain on a transferable warranty.

Please give us a call if you have any interest or would like to schedule a showing.

ASKING PRICE

\$5,400,000

PROPERTY INFORMATION

BUILDING SIZE

15,000 SF

GLA

12,544 SF

TAXES

\$57,000

PARKING

20 SPACES

TRAFFIC COUNT

16,000 VPD

PARCEL #

0400-220-00-1-00-008-000

[CLICK TO VIEW
ON WEBSITE](#)

RENT ROLL

TENANT	SF	RENT PSF	MONTHLY RENT	ANNUAL RENT	LEASE END	OPTIONS	INCREASES
SEA CREATIONS	1,200	\$57.78	\$5,778.00	\$69,336.00	11/30/32	1 - 5 YEAR OPTION	2.5% ANNUAL
MUSE PAINTBAR	2,800	\$32.31	\$7,538.00	\$90,456.00	1/31/27	N/A	2.5% ANNUAL
PJ LOBSTER HOUSE	5,684	\$28.91	\$13,695.00	\$164,340.00	11/31/30	3 - 5 YEAR OPTIONS	3% ANNUAL
BAR METHOD GYM	2,860	\$31.00	\$7,388.00	\$88,656.00	11/31/32	N/A	10% DEC 2028
GENSCAPE CAMERA	N/A	N/A	\$416.66	\$5,000.00	8/1/28	N/A	N/A
VILLAGE PARKING	N/A	N/A	\$211.50	\$2,538.00	N/A	N/A	N/A
PARKING SPOTS	N/A	N/A	\$300.00	\$3,600.00	N/A	N/A	N/A
TOTAL	12,544		\$35,327.16	\$423,926.00			

EXPENSES

TAXES - GENERAL **\$51,000.00**

TAXES - VILLAGE **\$6,000.00**

INSURANCE **\$30,000.00**

GAS **\$6,000.00**

ELECTRIC **\$6,000.00**

MAINTENANCE **\$2,000.00**

CLEANING **\$1,800.00**

WATER **\$1,000.00**

ALARM **\$1,000.00**

TOTAL EXPENSES: \$104,800.00

ASKING PRICE

\$5,400,000

INCOME STATEMENT

RENTAL INCOME: \$423,926

TAX REIMBURSEMENT: \$15,000

INSURANCE REIMBURSEMENT: \$6,000

TOTAL COLLECTIONS: \$444,926

EXPENSES: \$104,800.00

NOI: \$340,126

CAP RATE: 6.30%

[CLICK TO VIEW
ON WEBSITE](#)

AREA OVERVIEW



134 MAIN STREET

RETAIL MAP



PROPERTY VIDEO



CLICK HERE

To watch a video showcasing
this property

SURVEY

ADDRESS: 134 MAIN STREET, PORT JEFFERSON
DESIGNATED AS LOT NO. 1
ON MAP OF PORT JEFFERSON HARBOR MALL
FILED ON APRIL 27, 1976 AS MAP NO. 6378

MAIN

(N.Y.S. ROUTE 26A)

STREET

LEGEND
1/8" = 10'0" H.S.
1/4" = 20'0" H.S.
1/2" = 40'0" H.S.
3/4" = 60'0" H.S.
1" = 80'0" H.S.

S 26°-35'-00" E 60.23'

LAND N/IF OF 128 MAIN STREET
N 63°-24'-00" E
100.00'

LOWER 1 STORY

LAND N/IF OF LOUIS DELLA ROCCA

N 64°-18'-00" E
23.47'

S 26°-35'-00" E
28.07'

HIGH 1 STORY MASONRY, No. 134
(FRAME FACE)

HIGH 1 STORY
108.46'
S 63°-21'-20" W

S 26°-55'-38" E
45.01'

42.58'
S 67°-47'-26" W
27.42'
S 63°-12'-00" W

N 87°-08'-01" W
26.58'

84.90'
S 77°-23'-00" W

N 17°-03'-00" W
LAND N/IF OF THE INCORPORATED VILLAGE OF PORT JEFFERSON

101.78'

ANASTASIA I. PARSATOON
LAND SURVEYING, P.C.

1300 JERICHO TURNPIKE, STE 207
NEW HYDE PARK, NY 11040

OFFICE (516) 352-0396
EMAIL: INFO@AIRLS.COM

SURVEY NO. PND11068
TOWN OF BROOKLYN
COUNTY OF SUFFOLK
STATE OF NEW YORK

TITLE NO.
IMAI 0807
LOT 039 002

DATE: MAY 14th, 2023

AREA OF LOT = 27,187.33 sq. ft.

SCALE 1" = 25'

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND CERTIFIED TO AND ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF A DESCRIPTIVE ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
3. THE SURVEYOR HAS MADE AT A SCALE OF 1"=25' WHEN ORIGINALLY PREPARED.
4. PROPERTY CORNERS, MONUMENTS, MARKERS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
7. ALL ELEVATIONS SHOWN IF ANY REFER TO THE NAVD 988.
8. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
9. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALLS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
10. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE BUILDING COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
11. SURVEYED AS IN POSSESSION.

CERTIFIED TO:
GIL REJMAN & LISA REJMAN
ISLAND FEDERAL CREDIT UNION, ISAOATINA
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
IMPERIAL ABSTRACT CORP.

TITLE NO.
IMAI 0807



ANASTASIA I. PARSATOON, L.S.
NEW YORK LICENSE 051088

SALES COMPS



2810 MIDDLE COUNTRY RD
LAKE GROVE, NY

SALE DATE	SALE PRICE
NOV 2023	\$3,400,000
PRICE PSF	BUILDING SIZE
\$447/SF	7,600 SF



400 SUFFOLK AVE
BRENTWOOD, NY

SALE DATE	SALE PRICE
OCT 2023	\$4,000,000
PRICE PSF	BUILDING SIZE
\$375/SF	10,666 SF



154-168 MONTAUK HWY
BLUE POINT, NY

SALE DATE	SALE PRICE
MAR 2025	\$2,500,000
PRICE PSF	BUILDING SIZE
\$328/SF	7,600 SF



134 MAIN STREET
PORT JEFFERSON, NY
SUBJECT PROPERTY

SALE DATE	ASKING PRICE
TBD	\$5,400,000
PRICE PSF	BUILDING SIZE
\$360/SF	15,000 SF



Property Storefronts



Rear Parking



Retail Concourse



Retail Concourse



Sea Creations



Muse Paintbar



PJ Lobster House



PJ Lobster House

GUY CANZONERI

MANAGING PARTNER

Guy@bhhs-commercial.com

Office: 516 703 2300 ext. 208

Cell: 516 607 7722

CHRISTIAN STANDERWICK INVESTMENT SALES

Christian@bhhs-commercial.com

Office: 516 703 2300 ext. 202

Cell: 917 202 6290

FRANK MANNINO INVESTMENT SALES

Frank@bhhs-commercial.com

Office: 516 703 2300 ext. 203

Cell: 917 696 7396

RYAN GOLDSMITH INVESTMENT SALES

Ryan@bhhs-commercial.com

Office: 516 703 2300 ext. 204

Cell: 516 369 8408

STEVEN BOOTZ INVESTMENT SALES

Steven@bhhs-commercial.com

Office: 516 703 2300 ext. 207

Cell: 631 809 1917

MARK ABDELMESSIH INVESTMENT SALES

Mark@bhhs-commercial.com

Cell: 347 244 2009

LARRY MATARESE INVESTMENT SALES

Larry@bhhs-commercial.com

Office: 516 703 2300 ext. 205

Cell: 516 945 4733

MIKE CHIMENTI MARKETING & COMMUNICATIONS

Mike@bhhs-commercial.com

Office: 516 703 2300

Cell: 347 237 3599

**BERKSHIRE
HATHAWAY** | LAFFEY
INTERNATIONAL
REALTY
COMMERCIAL SERVICES

BHHS-COMMERCIAL.COM
INFO@BHHS-COMMERCIAL.COM
OFFICE: 516 703 2300

Disclaimer

The information herein does not constitute an offer, representation, or warranty, and Berkshire Hathaway Home Services cannot and does not guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property, and may do so through, among other sources, available public records from the applicable municipality.