

For Sale: \$8,000,000

269 E Main Street, East Islip, New York 11730

Seller Financing Available



Stony Brook **Medicine**



SCHUCKMAN[®]
REALTY INC.

120 N. VILLAGE AVE. ROCKVILLE CENTRE, NY 11570

DEAL TEAM

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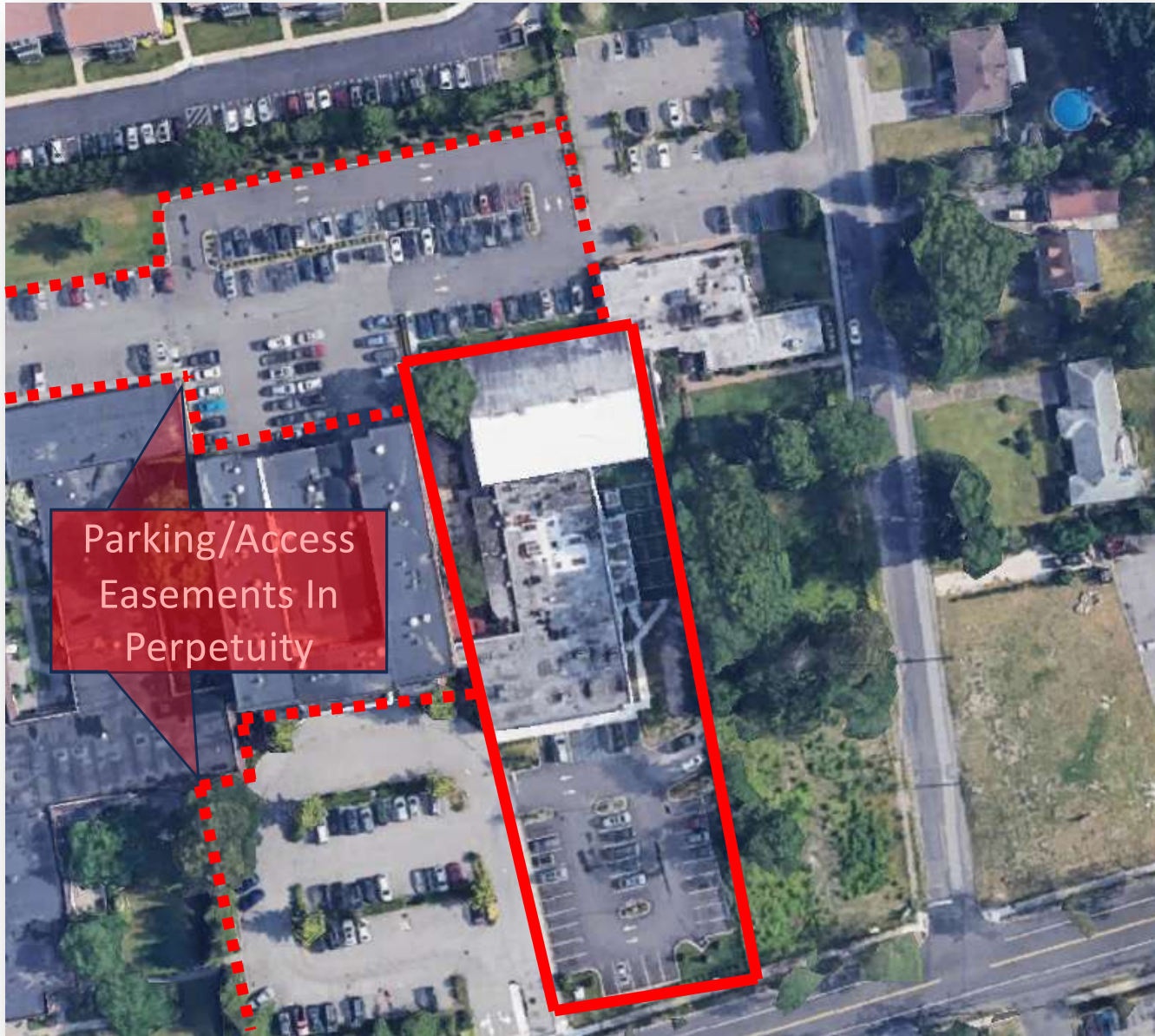
FITLIFE
EAST ISLIP



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Aerial View

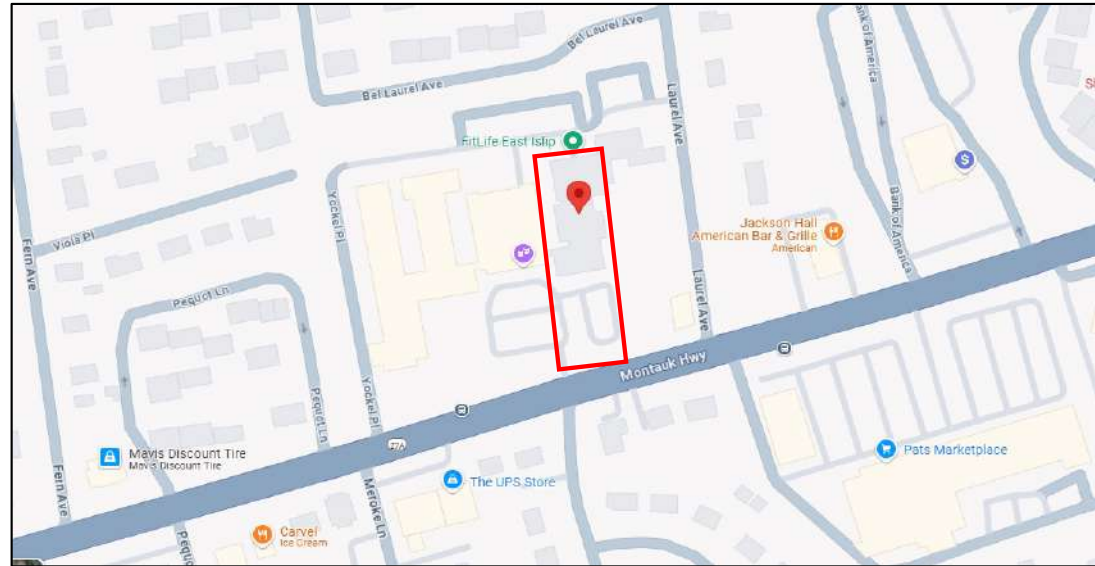


Investment Summary

The Schuckman Realty Investment Sales Team is pleased to present 269 E Main St, East Islip, NY, a 23,518 SF two-tenant low-management medical and fitness property with parking on a heavily-trafficked Long Island thoroughfare. The property has undergone a meticulous buildout for both spaces and the tenants have a combined WALT of over 11 years, which will provide an investor with stable cashflow for years to come.

Stony Brook is a credit medical tenant paying under market rent and FitLife has been consistently voted one of the top gyms on Long Island, most recently voted by Bethpage’s BestOfLongIsland.com as Long Island’s #1 gym of 2024. Both tenants reimburse for virtually all expenses.

Property Information	
Address	269 E Main St
City, State Zip	East Islip, NY 11730
County	Suffolk
Lot Acreage	1.20
Zoning	Commercial (BD)
Buildings on Lot	1
Building SF	23,518
Tax Bill (Tenants cover 100%)	\$80,552



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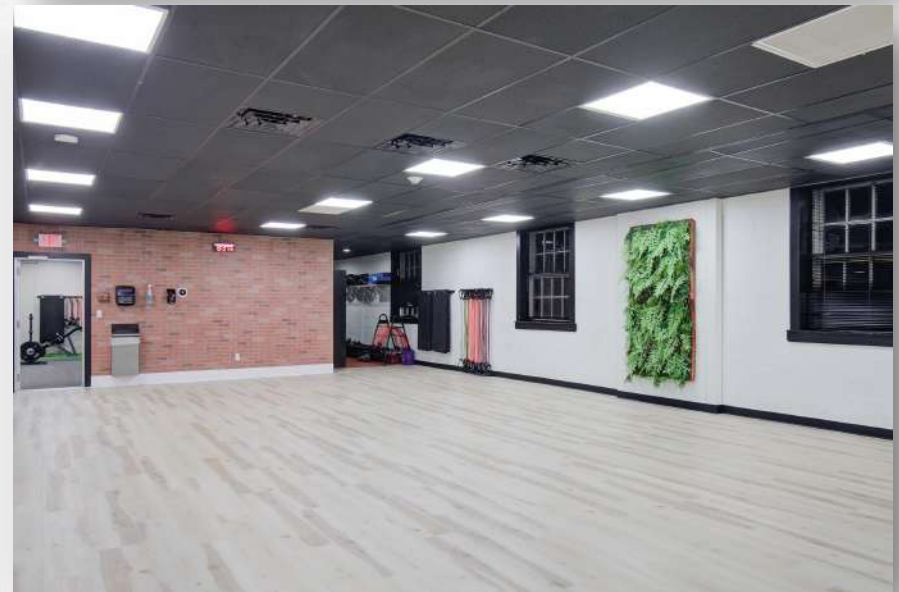
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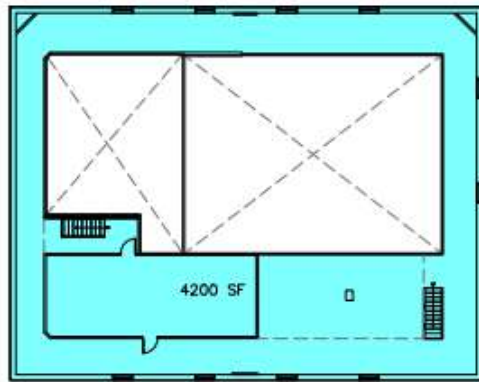
Pictures



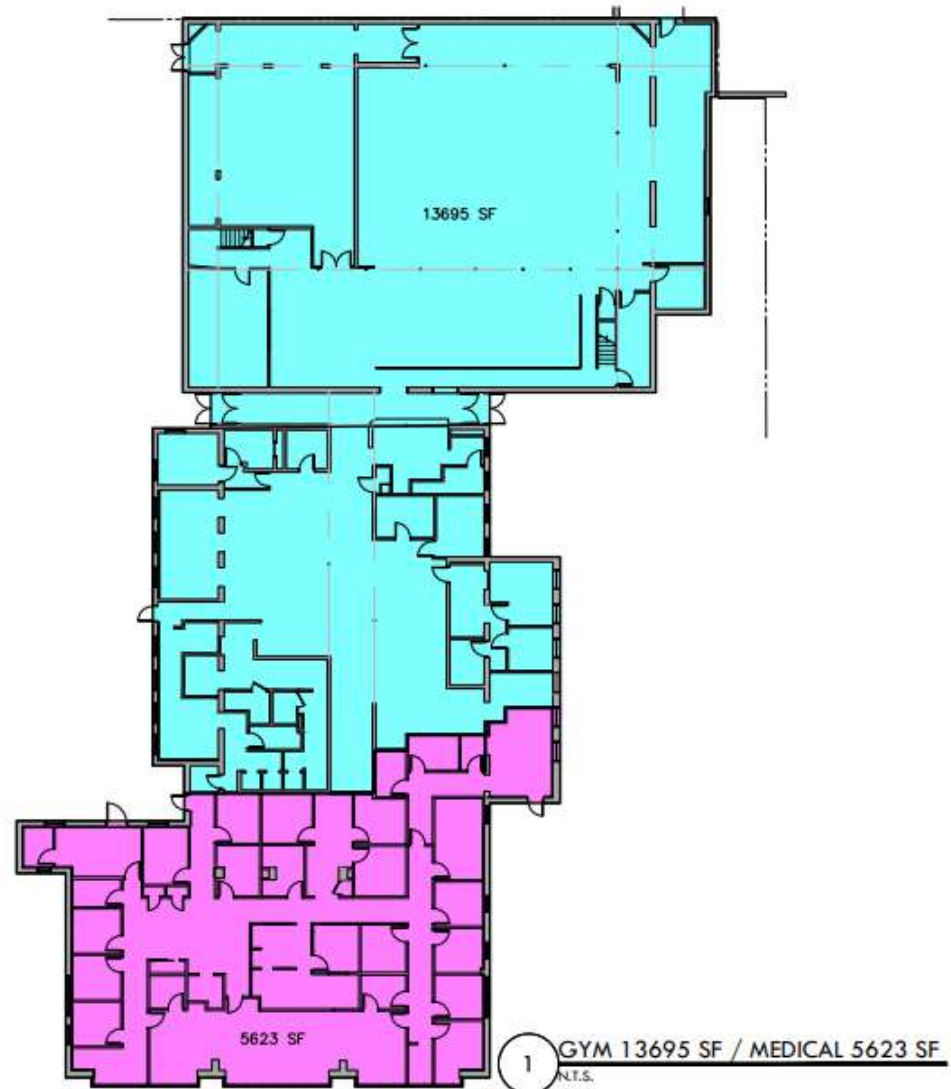
Pictures



Floorplan



2 MEZZANINE (4200 SF)
N.T.S.



1 GYM 13695 SF / MEDICAL 5623 SF
N.T.S.

Schuckman Investment Sales Team

SCHUCKMAN REALTY'S INVESTMENT SALES TEAM BRINGS VAST AND NUANCED MARKET KNOWLEDGE, INSIGHT, EXPERIENCE, AND INGENUITY TO YOUR PORTFOLIO FROM INCEPTION TO COMPLETION. OUR TEAM OFFERS EXPERTISE ALONG ALL ASSET CLASSES WITHIN THE NYC-METRO, LONG ISLAND, AND SURROUNDING MARKETS IN DETERMINING A PROPERTY'S BEST USE IN TERMS OF VALUE TO OUR CLIENTS, OWNERS, AND INVESTORS.

EACH TEAM MEMBER PROVIDES A UNIQUE SPECIALIZATION:

- NYC MULTIFAMILY AND DEVELOPMENT
- NYC ZONING AND RESIDENTIAL RENTAL LAWS
- NYC AND LONG ISLAND RETAIL
- INDUSTRIAL MARKETS
- SHOPPING CENTERS THROUGHOUT THE TRI-STATE AREA

EXTENSIVE EXPERIENCE IN THE **NATIONAL SINGLE-TENANT NET LEASED RETAIL MARKET** AND REGULARLY REPRESENT OWNERS AND BUYERS OF STNL RETAIL.

TRACK AND SERVICE THE ALWAYS-GROWING **1031-EXCHANGE** COMMUNITY.

SCHUCKMAN REALTY'S OVER 40-YEAR OPERATING HISTORY HAS TOUCHED EVERY SINGLE CORNER OF NYC AND LONG ISLAND AND ALLOWS OUR INVESTMENT SALES TEAM TO TAP INTO UNRIVALED HISTORICAL OWNERSHIP AND TENANT RELATIONSHIPS. WE LEVERAGE OUR COLLABORATIVE RETAIL LEASING TEAM TO ASSIST OUR CLIENTS WHO OWN RETAIL AND MIXED USE AND GO BEYOND OPINIONS AND TAKE ACTION. OUR PROPRIETARY INVESTOR DATABASE AND MARKETING STRATEGIES PROVIDE ACCESS AND EXPOSURE TO INVESTORS NOT ONLY IN NYC AND LONG ISLAND, BUT AROUND THE WORLD AND OUR EXTENSIVE RESEARCH AND VETTING PROCESS FURNISHES UP-TO-DATE, ACTIONABLE MARKET KNOWLEDGE. THE PROVEN SALES AND MARKETING TEAM AT SCHUCKMAN REALTY TAKES A CREATIVE, DATA-DRIVEN APPROACH TO MAXIMIZE VALUE. SCHUCKMAN REALTY HAS EXTENSIVE RELATIONSHIPS, WITH ACCESS TO QUALIFIED BUYERS, AND A PROVEN TRACK RECORD OF SUCCESS.

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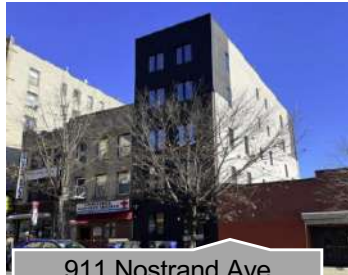
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RECENT SALES COMPLETED BY THE SCHUCKMAN REALTY TEAM



4x Shopping Centers
Price: \$130,000,000



911 Nostrand Ave
Price: \$4,730,000



374-376 Court St
Price: \$5,880,000



2 Lincoln Ave
Price: \$5,260,000



Ridgewood Portfolio
Price: \$15,075,000



1290 Fulton St
Price: \$4,700,000



3200 Long Beach Rd
Price: \$4,750,000



220 Jericho Tpke
Price: \$3,500,000



92 Main St
Price: \$17,500,000



86 Main St
Price: \$9,500,000



970-998 Franklin Ave
Price: \$16,000,000



436 Blooming Grove
Tpke
Price: \$7,771,000



2102 Ralph Ave
Price: \$5,650,000



600 Garden City Plaza
Price: \$6,600,000



190 E Jericho Tpke
Price: \$6,200,000

Schuckman Investment Sales Team



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