

**BERKSHIRE  
HATHAWAY**

LAFHEY  
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RETAIL PROPERTY FOR SALE  
**134 MAIN STREET**  
**PORT JEFFERSON | NY**

# PROPERTY SUMMARY

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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

**\$5,200,000**

## PROPERTY INFORMATION

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BUILDING SIZE

**15,000 SF**

GLA

**12,544 SF**

TAXES

**\$57,000**

PARKING

**20 SPACES**

TRAFFIC COUNT

**16,000 VPD**

PARCEL #

**0207-012-00-07-00-039-002**

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**134 MAIN STREET  
PORT JEFFERSON, NY**

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# RENT ROLL (AS OF YEAR-END ANN. INC. INCLUDED)

TENANT	SF	RENT PSF	MONTHLY RENT	ANNUAL RENT	LEASE EXP	OPTIONS	INC.	NOTES
SEA CREATIONS	1,200	\$60.71	\$6,071.00	\$72,853.00	11/30/2032	1 (5) YEAR	2.5 ANNUAL	RENT INCREASE DEC 1ST / PERSONAL GUARANTEE LEASE
MUSE PAINTBAR*	2,800	\$34.96	\$8,157.00	\$97,889.00	1/31/2034	NA	3 ANNUAL	RENT INCREASE FEB 1ST / CORPORATE LEASE / COVERS 20% OF TAX AND INS. INC. SIGNED NEW 7 YEAR LEASE WHICH GOES INTO EFFECT ON FEB 1, 2027 AT THE STATED ANNUAL RENT OF \$97,889
PJ LOBSTER HOUSE	5,684	\$30.67	\$14,529.00	\$174,350.00	11/31/2030	3 (5) YEAR	3 ANNUAL	RENT INCREASE DEC 1ST
BAR METHOD GYM	2,860	\$31.00	\$7,388.00	\$88,656.00	11/31/2032	NA	10% DEC 2028	N/A
ROOF OBSERVATORY CAMERA	N/A	N/A	N/A	\$5,000.00	N/A	N/A	N/A	N/A
VILLAGE PARKING	N/A	N/A	N/A	\$3,174.00	N/A	N/A	N/A	N/A
PARKING SPOTS	N/A	N/A	N/A	\$3,600.00	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>12,544</b>			<b>\$445,522.00</b>				

**\*"MUSE PAINTBAR HAS BEEN AT HARBOR SQUARE MALL SINCE 2017, AND PORT JEFFERSON IS A CORE LOCATION FOR US. WE CURRENTLY OPERATE 26 STUDIOS NATIONWIDE, WITH RECENT OPENINGS IN NASHVILLE, WEST PALM BEACH, AND ATLANTA, AND ACTIVE EXPANSION ACROSS THE SOUTHEAST. WE PLAN TO OPEN 4-6 NEW LOCATIONS PER YEAR OVER THE NEXT FIVE YEARS. THIS LOCATION IS AN IMPORTANT PART OF THAT GROWTH, AND WE'RE PLANNING TO INVEST MEANINGFULLY IN THE SPACE." - MUSE PAINTBAR CEO**

# EXPENSES

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

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

INSURANCE **\$27,000.00**

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: \$101,800.00**

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PORT JEFFERSON, NY

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ASKING PRICE

**\$5,200,000**

**INCOME STATEMENT**

**(AS OF YEAR-END  
ANN. INC. INCLUDED)**

**RENTAL INCOME: \$445,522.00**

**TAX REIMBURSEMENT: \$15,000.00**

**INSURANCE REIMBURSEMENT: \$6,000.00**

**TOTAL COLLECTIONS: \$466,522.00**

**EXPENSES: \$101,800.00**

**NOI: \$364,722.00**

**CAP RATE: 7.01%**

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PORT JEFFERSON, NY**

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# AREA OVERVIEW

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**134 MAIN STREET**

# RETAIL MAP



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134 MAIN STREET  
PORT JEFFERSON, NY

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# PROPERTY VIDEO

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# CLICK HERE

To watch a video showcasing  
this property

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134 MAIN STREET  
PORT JEFFERSON, NY

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# SURVEY

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

S 26°-35'-00" E 60.23'

MAIN STREET (N.Y.S. ROUTE 26A)

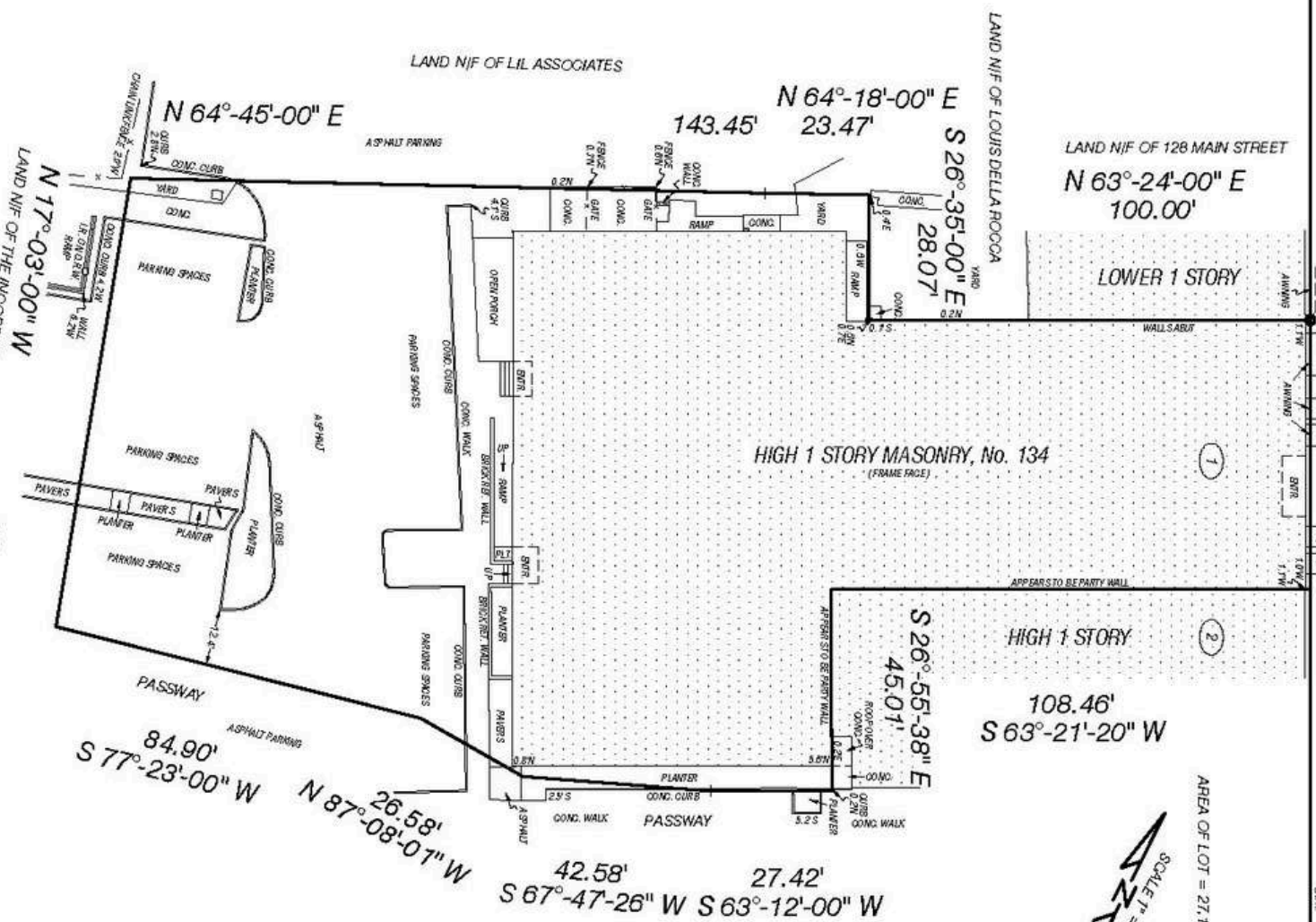
LEGEND  
 1/2" = 10' CONG. CURB  
 1/2" = 10' CONG. SIDEWALK  
 1/2" = 10' CONG. DRIVEWAY  
 1/2" = 10' CONG. RAMP

MAIN STREET

(N.Y.S. ROUTE 26A)

STREET

AA



AREA OF LOT = 271.8733 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. PROPERTY CORNER ADJUSTMENTS WERE NOT PLACED AS PART OF THIS SURVEY.  
 4. THIS ADJUSTMENT OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER A TERMINAL WAY.  
 5. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.  
 6. ALL ELEVATIONS SHOWN IF ANY REFER TO THE NAVD83 DATUM.  
 7. 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.  
 8. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALLS, OR ROADWAYS IN THE STREETS SHOWN HEREON.  
 9. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR INDIVIDUAL COMPANIES; THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.  
 10. SURVEYED AS IN POSSESSION.  
 11. SURVEYED AS IN POSSESSION.

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

**TITLE NO.**  
 1MA10607

**DATE:** MAY 14th, 2023

**ANASTASIA I. PARSATOON**  
 LAND SURVEYING, P.C.  
 1300 JERICHO TURNPIKE, STE 207  
 NEW HYDE PARK, NY 11040  
 OFFICE: (516) 362-0396  
 EMAIL: INFO@AIRFS.COM

**SURVEY NO. PND011068**  
 TOWN OF BROOKHAVEN  
 COUNTY OF SUFFOLK  
 STATE OF NEW YORK  
 TAX MAP  
 DISTRICT 0206  
 SECTION 01200  
 BLOCK 0700  
 LOT 039002

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

# SALES COMPS

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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    \$5,200,000**

PRICE PSF    BUILDING SIZE  
**\$346/SF    15,000 SF**



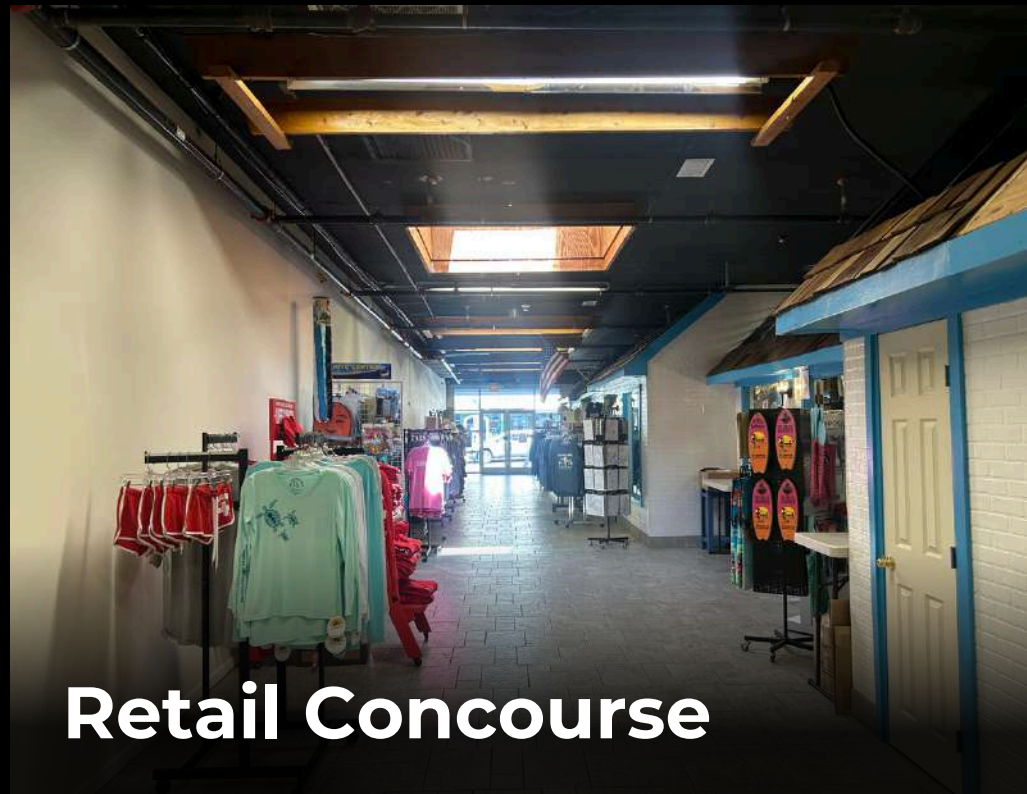
**Property Storefronts**



**Rear Parking**



**Retail Concourse**



**Retail Concourse**



**Sea Creations**



**Muse Paintbar**



**PJ Lobster House**



**PJ Lobster House**



# GUY CANZONERI

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**INFO@BHHS-COMMERCIAL.COM**  
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*Disclaimer*

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