



Just Listed

551 Route 25A, Saint James, NY 11780

A fully renovated professional office building in one of Long Island's
most affluent markets with HIGH value add potential

Presented by

Michael Foley

Licensed Real Estate Broker



FRONTLINE REALTY

Executive Summary

Frontline Realty Group is pleased to present **551 Route 25A, Saint James, NY** – a premier office property strategically positioned in a high-traffic, high-visibility corridor with exceptional daily exposure exceeding **30,000 vehicles**.

Asking Price

\$2,500,000

Building Size

5,000 SF

Lot Size

32,234 SF (.74 acres)

Cap Rate Potential

5.26%

This exceptional offering presents a rare opportunity for both **investors** seeking strong upside potential and **owner-occupants** requiring prime location exposure with unmatched visibility.



Investment Highlights



High-Traffic Corridor

Exceptional exposure with 30,000+ vehicles daily on Route 25A, ensuring maximum visibility for tenant businesses and strong market presence.



Flexible Occupancy

Versatile configuration ideal for multi-tenant investment strategy or single-user owner-occupant seeking prestigious headquarters location.



Pass-Through Potential

Immediate NOI enhancement by transitioning utilities to tenant responsibility, improving cap rate to 5.26% from current 4.61%.



Fully Renovated

Comprehensive 2015 renovation featuring modern systems, contemporary finishes, and enhanced curb appeal that attracts quality tenants.



Rental Upside

Significant income growth opportunity with current leases 20-30% below market rates and near-term lease expirations.



Affluent Demographics

Located in one of Long Island's strongest professional markets with high-income households and established business community.

Property Overview

Building Features

This impressive **two-story professional office building** encompasses 5,000 square feet of premium office space designed for maximum functionality and tenant satisfaction.

- Five strategically positioned bathrooms throughout building
- Private communal conference room for tenant use
- Over 30 parking spaces with excellent accessibility
- Prominent signage opportunities with superior visibility
- Modern HVAC, electrical, and plumbing systems

The property's thoughtful layout maximizes rental income potential while providing tenants with professional, well-appointed workspace in a prestigious location.



Detailed Building Layout

First Floor Suite



2,800 SF premium office suite currently owner-occupied, featuring private conference room, two restrooms, and direct access. Ideal for professional services requiring prominent presence.

1

Basement Office Suite



1,500 SF private suite with independent entrance, full bathroom, egress windows providing natural light, plus substantial storage area for tenant convenience.

2

3

Second Floor Suites



Five individual office suites ranging from 400-1,800 SF with shared restroom facilities. Currently leased below market rates with significant upside potential upon turnover.

The flexible configuration allows for individual suite leasing to maximize occupancy or combination of spaces to accommodate larger professional tenants requiring expanded footprint.

Current Rent Roll



Suite Description	Square Footage	Current Rent	Status
Suite 1 (Second Floor)	400 SF	\$675/month	Leased
Suite 2 (Second Floor)	400 SF	\$590/month	Leased
Suite 3 (Second Floor)	400 SF	\$592/month	Leased
Suite 4 (Second Floor)	400 SF	–	Vacant
Suite 5 (Second Floor)	1,800 SF	\$2,600/month	Leased
First Floor Suite	2,800 SF	Owner Occupied	Owner Use
Basement Suite	1,500 SF	–	Vacant

i Current leases are significantly below market rates and all existing leases expire in the near term, presenting immediate value-add opportunity for new ownership.

Pro Forma Stabilized Rent Roll

\$188K

Total Annual Rent

Stabilized gross rental income

\$2.25

Average PSF

Blended rental rate

20-30%

Rental Upside

Below market opportunity

Suite Description	Square Footage	Market Rent	Annual Income
Suite 1 (Second Floor)	400 SF	\$900/month	\$10,800
Suite 2 (Second Floor)	400 SF	\$900/month	\$10,800
Suite 3 (Second Floor)	400 SF	\$900/month	\$10,800
Suite 4 (Second Floor)	400 SF	\$900/month	\$10,800
Suite 5 (Second Floor)	1,800 SF	\$2,600/month	\$31,200
First Floor Suite	2,800 SF	\$7,000/month	\$84,000
Basement Suite	1,500 SF	\$2,500/month	\$30,000

Financial Performance Summary

Investment Metrics

Asking Price

\$2,500,000

Annual Taxes

\$26,977

Operating Expenses

\$73,185 (2024)



Return Analysis

This property offers **dual-path returns** through immediate rental upside and operational efficiency improvements.



Current Cap Rate

With utilities included



Pro Forma Cap

Utilities tenant-paid



FRONTLINE REALTY

✔ NOI improvement of \$16,323 annually achievable through utility pass-through implementation, representing immediate value enhancement opportunity.

Saint James Market Overview

Saint James represents one of Long Island's most desirable professional markets, characterized by **exceptional demographics, economic stability, and consistent demand** for high-quality office space.



High-Income Demographics

Median household income significantly exceeds both state and national averages, supporting strong tenant base for professional services including medical, legal, and financial firms.



Educated Workforce

Highly educated, professional population creates sustained demand for office space and supports premium rental rates in the submarket.



Market Stability

Low vacancy rates and limited supply of comparable office buildings ensure continued market strength and rental rate appreciation potential.



Strategic Location Advantages

Unparalleled Exposure

The property's **Route 25A frontage** provides exceptional visibility and accessibility, critical factors for professional tenant attraction and retention.

- Over 30,000 vehicles daily traffic exposure
- Prominent signage opportunities for tenant branding
- Direct access to major commuter corridors
- Walking distance to complementary retail and dining
- Convenient access to Long Island Rail Road

This superior location provides tenants with the professional presence and accessibility essential for business success.



Strategic positioning along major transportation corridor ensures sustained tenant demand and competitive advantage.



Value-Add Investment Opportunity



Immediate Rental Upside

Current rents are 20-30% below prevailing market rates, providing **substantial cash flow growth** upon lease turnover with minimal capital investment required.



Operational Efficiency

Transitioning utilities to tenant responsibility generates an additional **\$16,000+ annually in NOI**, immediately enhancing returns and property value.



Portfolio Flexibility

Multi-tenant configuration provides **diversified income streams** while maintaining option for full-building occupancy to accommodate single-user requirements.



Long-Term Appreciation

Affluent, growing community demographics ensure **sustained demand** for professional office space and continued rental rate appreciation potential.



Contact Information

Presented By

**Frontline Realty
Group**

Your trusted partner for
commercial real estate
investment opportunities
across Long Island's premier
markets.

Michael Foley

Broker/Owner

Phone: 631-664-8200

mikefoley@frontline-realty.com



FRONTLINE REALTY

Contact us today to schedule a tour

Thank You

Ready to Move Forward?

We appreciate your interest in this exceptional investment opportunity. Our team is prepared to facilitate your due diligence process and answer any questions regarding **551 Route 25A, Saint James, NY.**

[Schedule Property Tour](#)

[Request Financial Package](#)

This offering is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. All information should be independently verified by prospective purchasers.

