

# FOR SALE: PORT JEFFERSON MIXED- USE BUILDING - \$1,090,000

402 Main Street  
Port Jefferson, NY 11777



## OVERVIEW



## ABOUT THIS PROPERTY:

Prime location featuring two residential apartments and one retail storefront, annual gross rental income \$72,000. All units are currently fully leased. This sunlit corner property is situated on a bustling Main Street and boasts expansive display windows. It is conveniently located within walking distance of the ferry, theater, train station, shops, and restaurants, with a bus stop directly across the street. The space has undergone a complete renovation and is exceptionally clean. There are five parking spaces available at the rear of the building. Tenants are responsible for utilities, including oil for heating, electricity (PSEG), and garbage collection. The landlord covers property taxes and water expenses, with total taxes amounting to \$10,032.73, in addition to Village Taxes of \$2,623.22. This location is truly exceptional.

## CONTACT DETAILS

+1 (631)506-9375 [Kastamonitise@gmail.com](mailto:Kastamonitise@gmail.com)

## Offering Summary:

Address: 402 Main Street, Port Jefferson, NY 11777

County: Suffolk

Market: Long Island

Submarket: Central Suffolk

Building SF: 3,129 SF

Land acres: 0.12

Land SF: 5,227 SF

Ownership type: Fee Simple

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## Financial Summary:

Offering Price: \$1,090,000

Price PSF: \$348.35

Occupancy: 100%

Cap rate: 5.4%

NOI: \$58,860.00

For more questions or to schedule a tour, please contact Eleni Kastamonitis at  
(631)506-9375 or [Kastamonitise@gmail.com](mailto:Kastamonitise@gmail.com)

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