

# \$825,000 - 1502 Main, Suffolk County

MLS® #493507

**\$825,000**

0 Bedroom, 0.00 Bathroom, 2,000 sqft  
Commercial

N/A, Suffolk County, New York

Rare find great potential investment property for sale @ 1502 Main Street Port Jefferson in Suffolk County. The existing dry-cleaning tenant pays \$4,456 monthly with 3% yearly increase and three years lease remaining. The tenant pays property tax @ \$10,131.76 plus Village Tax @ 1,410.32 and all the utilities. The seller pays building insurance of \$3,650 ONLY, nets \$49,822 yearly, it generates 6% plus cap. Private driveway with five private parking spots for its owe customers. Can't miss the opportunity to own this money maker.



## Essential Information

MLS® #	493507
Price	\$825,000
Bathrooms	0.00
Square Footage	2,000
Type	Commercial
Sub-Type	Tax Payer
Status	Active

## Community Information

Address	1502 Main
Area	Other
Subdivision	N/A
City	Suffolk County
State	New York
Zip Code	11777

Amenities

Utilities                      Sewer, Water, Electric, Phone

Interior

Interior                      Hardwood  
Interior Features          Restrooms - Staff  
Basement                    None

Exterior

Exterior                      Brick  
Exterior Features          Doors - 10 ft and under  
Roof                           Flat  
Construction                Brick  
Foundation                  Other

Additional Information

Date Listed                  June 16th, 2025  
Days on Market            107  
Zoning                        C2  
Tax                             \$12,952

Listing courtesy of Exit Realty Professionals



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