

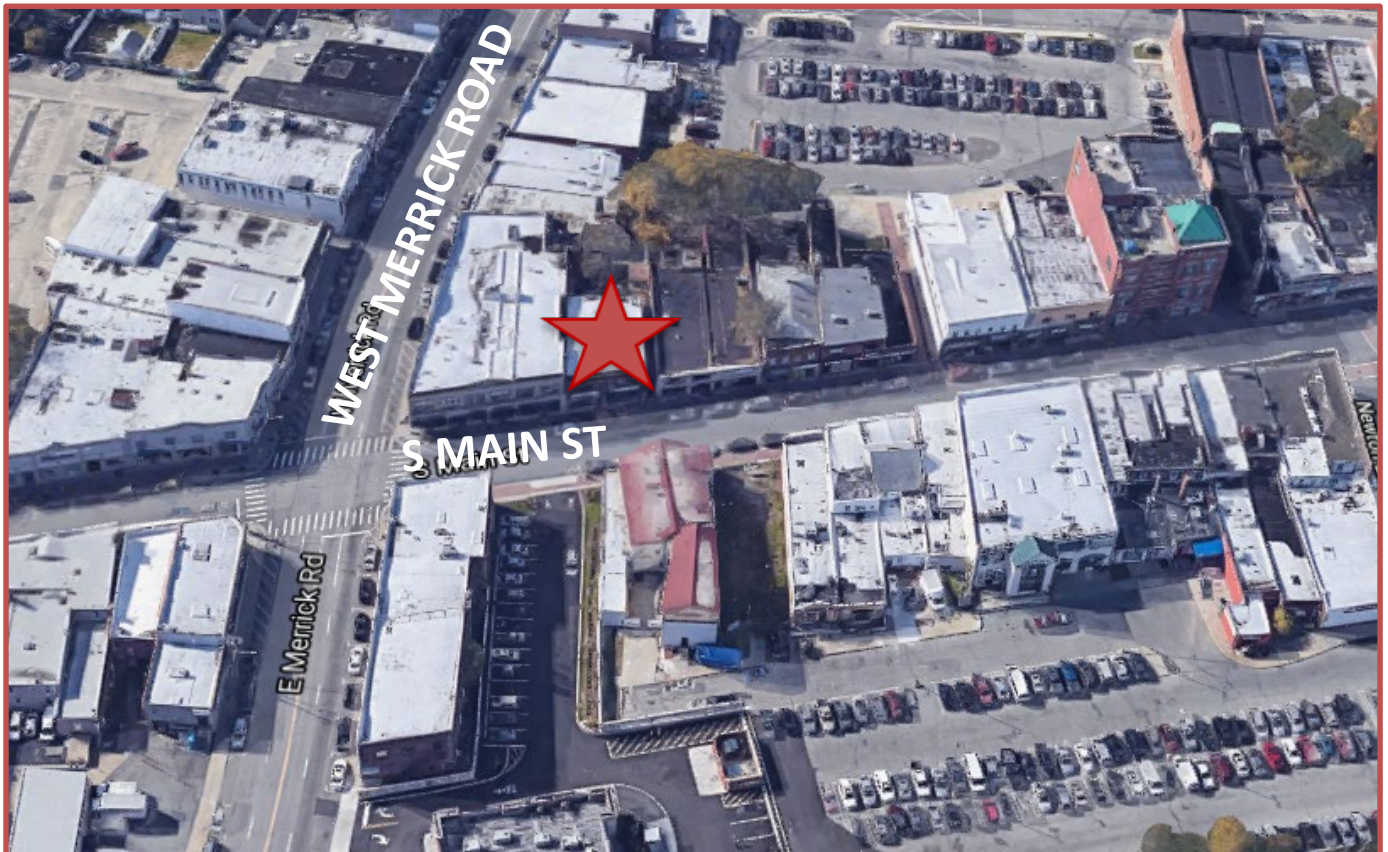
**ASKING PRICE: \$1,100,000**



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## PROPERTY NARRATIVE

ERG Commercial Real Estate is pleased to present a mixed-use building located on 98 S Main St, Freeport, NY 11520. This property is conveniently located on the busy street of South Main Street. Close proximity to Sunrise Highway and located in a densely populated retail area. 98 S Main St is a two story building totaling 5,200 square feet and sits on a 5,734 square foot lot. This prime location sees over 24,000 cars passing daily. The building consist of two retail stores and two 3-bedroom apartments on the second floor.



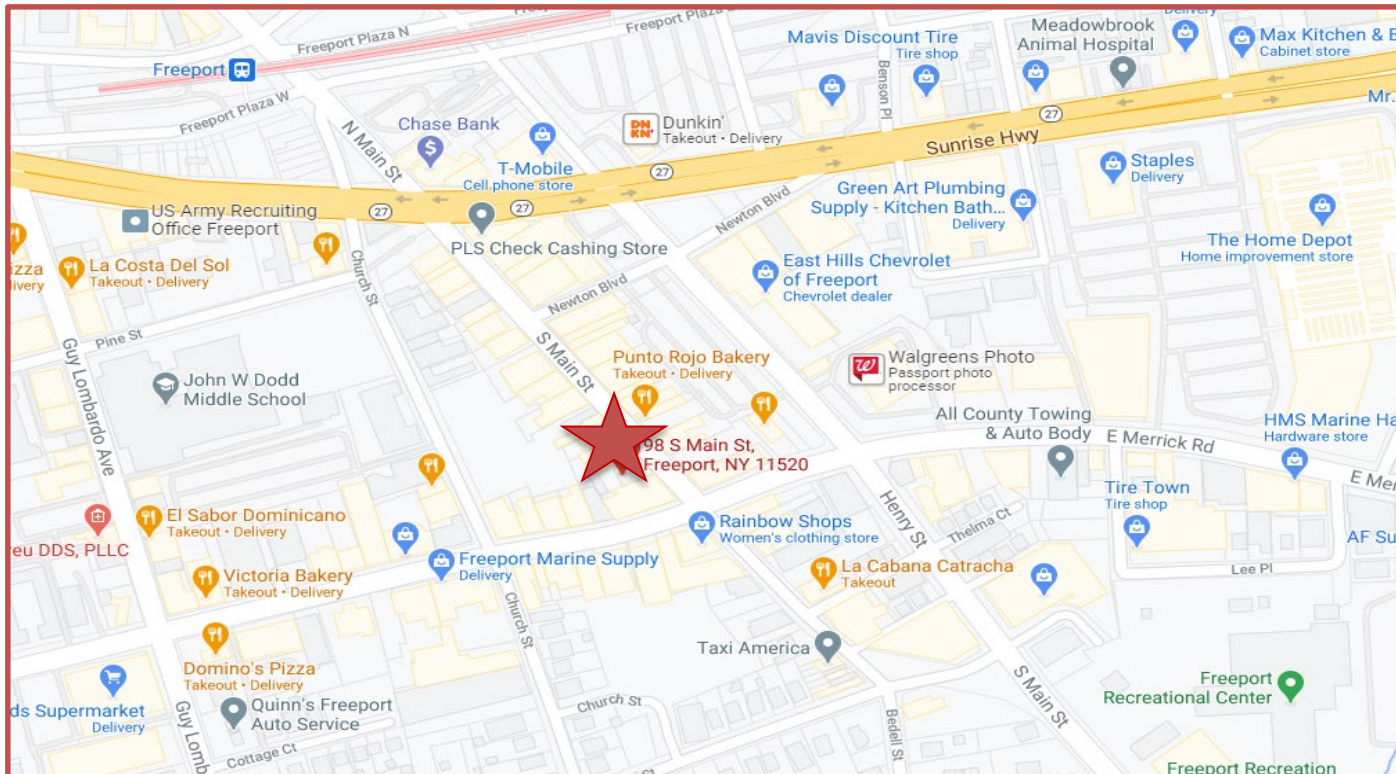
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## Property Information

Block & Lot	481-21
Lot Dimensions	53' x 117'
Lot Size	5,734 SF
Building Dimensions	45.56' x 67.83'
Building Size	5,200 SF
Year Built	1905
Zoning	Business B
Stories	2
Taxes (20/21)	\$24,000

## PROPERTY HIGHLIGHTS

- ◆ Located on the busy street of **South Main Street in Freeport**
- ◆ Just off Sunrise Highway and Merrick Rd
- ◆ **Long Term Tenants and Fully Occupied**
- ◆ **Main Retail Corridor**
- ◆ **24,000 Cars Passing Per Day**
- ◆ **Within walking of LIRR Train Station**



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## RENT ROLL

Unit	Status	Lease Exp	Rent (Monthly)	Rent (Annual)
CONVEINIENT STORE	Occupied	Feb 2026	\$2,000	\$24,000
TRAVEL AGENCY	Occupied	M/M	\$1,957	\$23,484
RENE TAILOR SHOP	Occupied	M/M	\$1,380	\$16,560
APARTMENT 1	Occupied	M/M 3 Bedroom	\$2,000	\$24,000
APARTMENT 2	Occupied	M/M 3 Bedroom	\$2,000	\$24,000
<b>Total:</b>			<b>\$9,337</b>	<b>\$112,044</b>

## Expenses (Annual)

Tax	\$24,000
Water	\$4,200
Gas/Heat	\$4,000
Insurance	\$4,500
Maintenance	\$1,000
<b>Total:</b>	<b>\$37,700</b>

## Net Operating Income

<b>NOI :</b>	<b>\$74,344</b>
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