

MIXED-USE INVESTMENT PROPERTY 98 S Main St, Freeport, NY 11520

Asking: \$1,100,000 Price Break: \$999,999



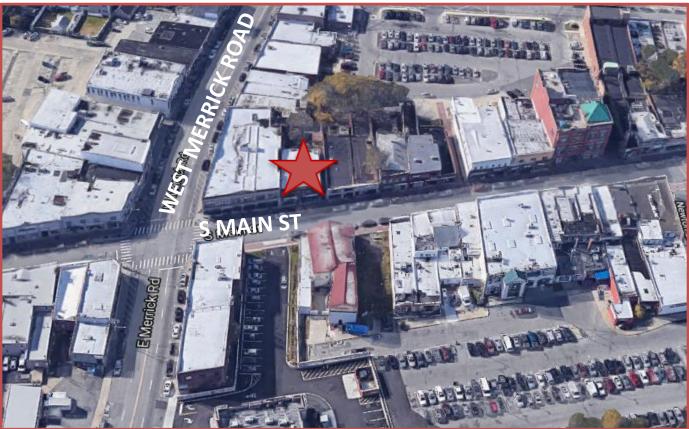
All information furnished herein is deemed related, however it is submitted submitted



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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.





Ryan Lewis 646.253.0956 rlewis@ergcre.com

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are i lable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

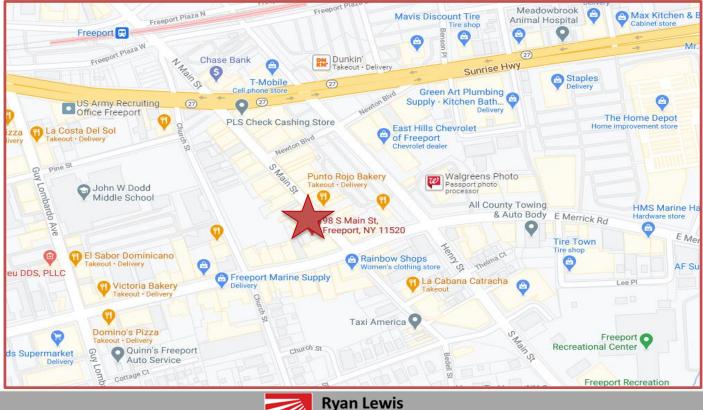


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Property Information		
Block & Lot	481-21	
Lot Dimensions	53' x 117'	
Lot Size	5,734 SF	
Building Dimensions	45.56' x 67.83'	
Building Size	5,200 SF	
Year Built	1905	
Zoning	Business B	
Stories	2	
Taxes (20/21)	\$24,000	

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
TECH STORE	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
Total:			\$9,337	\$112,044

Expenses (Annual)		
Тах	\$24,000	
Water	\$4,200	
Gas/Heat	\$4,000	
Insurance	\$4,500	
Maintenance	\$1,000	
Total:	\$37,700	

Net Operating Income		
NOI :	\$74,344	
	Ryan Lewis	
	646.253.0956	
	rlewis@ergcre.com	

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