



Douglas Elliman EST. 1911
RETAIL & COMMERCIAL

26 Main Street, Port Washington



Investment Opportunity in the Heart of Port Washington

Building Size:	1,200 Sf
Lot Size:	.06 acre (15x105)
Heat:	Gas

Sale Price:	\$375,000
Taxes:	\$10,824.56
Year Built:	1930

Prime Location! 1,200 Sf retail building with long time established stationary store/business located on heavily traveled Main Street in the heart of Port Washington. There is a ten year net lease in place that began 4/2015 and expires 3/2025. The gross yearly income is \$28,428 with 3% increases per annum. Owner pays taxes and insurance. Tenant pays all other expenses. New HVAC unit, roof 6 years old, municipal parking lot. 15' frontage on Main Street. Tremendous demographics of 34,000 cars per day and in close proximity to the LIRR. Call for further details.

Michael Murphy/Head of Operations/631.858.2460/michael.murphy@elliman.com