

Investment Property For Sale

9% Cap Rate Investment Opportunity with Financially Strong NNN Tenant in Place!

33 W 2nd Street Riverhead, NY 11901



For More Information:



Christopher Pesce

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Offering Summary	
Sale Price:	Price Upon Request
Building Size:	26,235 SF
Lot Size:	0.42 Acres
Cap Rate:	9.0%
NOI:	\$625,000
Zoning:	DC-3 Office

Property Overview

Calling all investors and 1031 Exchange buyers! Great Income Producing 9% Cap Rate Investment Opportunity with Financially Strong NNN Tenant in Place with new 10 year lease! +/- 26,235 SF Elevator Office Building for Sale with 50 year old company with long term lease! This property is located in the heart of Historic Downtown Riverhead, NY across from Town Hall, 1/2 a block from Suffolk County Supreme Court and just one block from Main Street! This is a one of a kind opportunity, there are not many office buildings in this style of architecture and size. Contact us for more information!

Property Highlights

- Great 9% Cap Investment Opportunity with Strong Tenant with 10 Year Lease!
- Building and Grounds are Well Maintained
- Located in the Heart of Downtown Riverhead

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Income Summary

Tenant Base Rent	\$625,000
Gross Income	\$625,000
Net Operating Income	\$625,000

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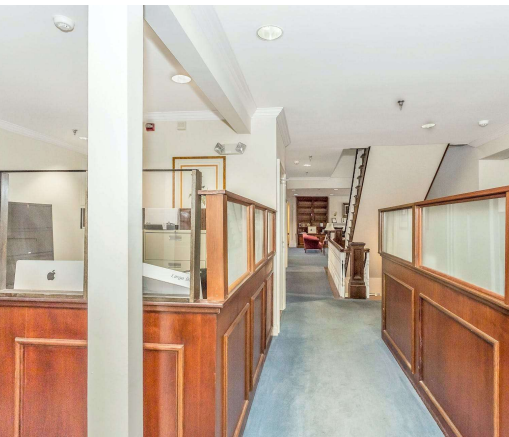
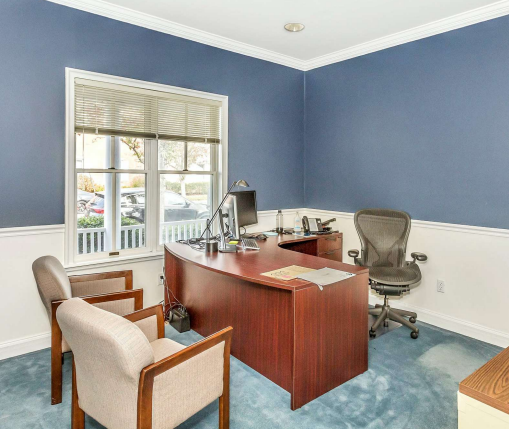
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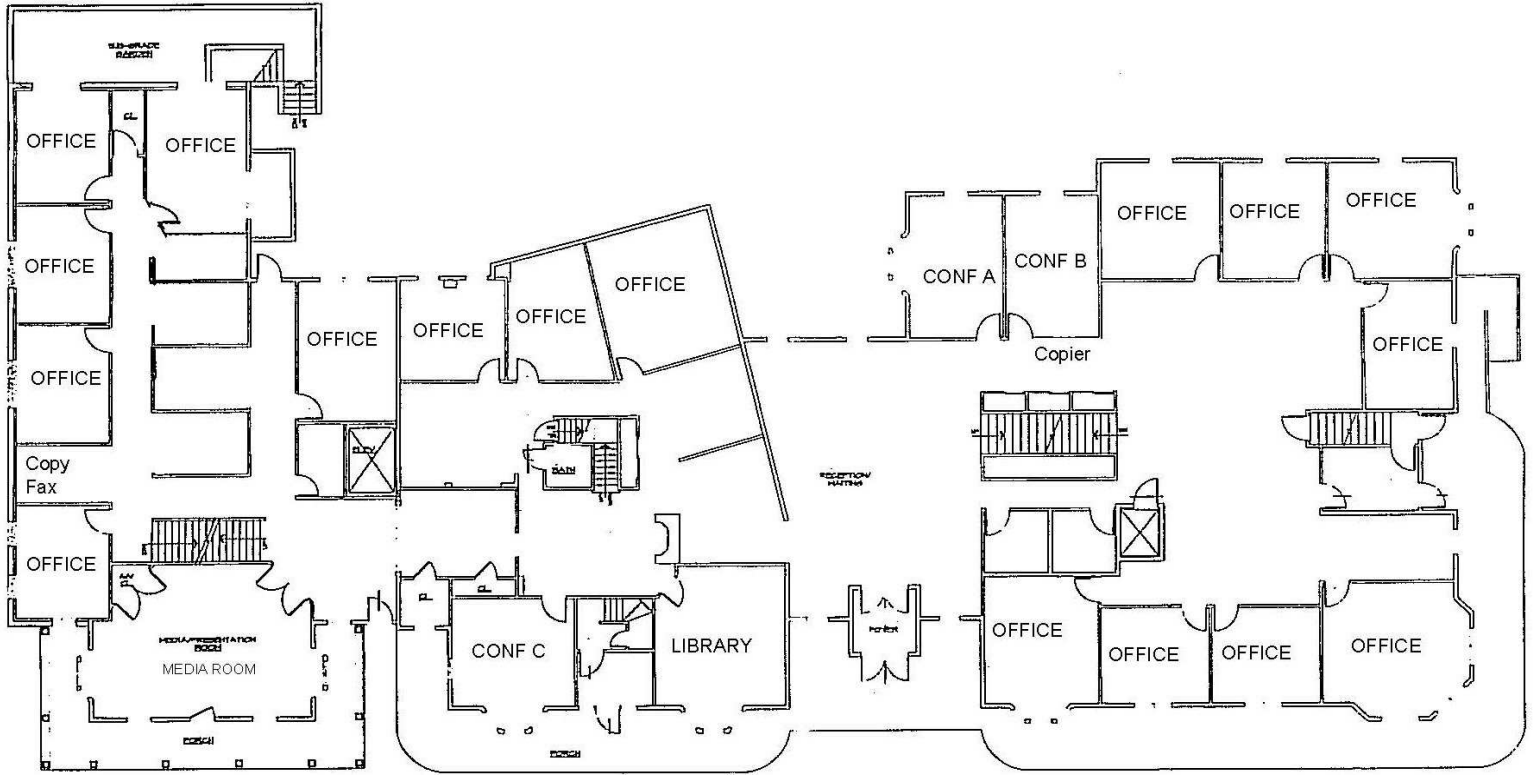
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1ST FLOOR

SCALE: KTS.

1st Floor - Floor Plan

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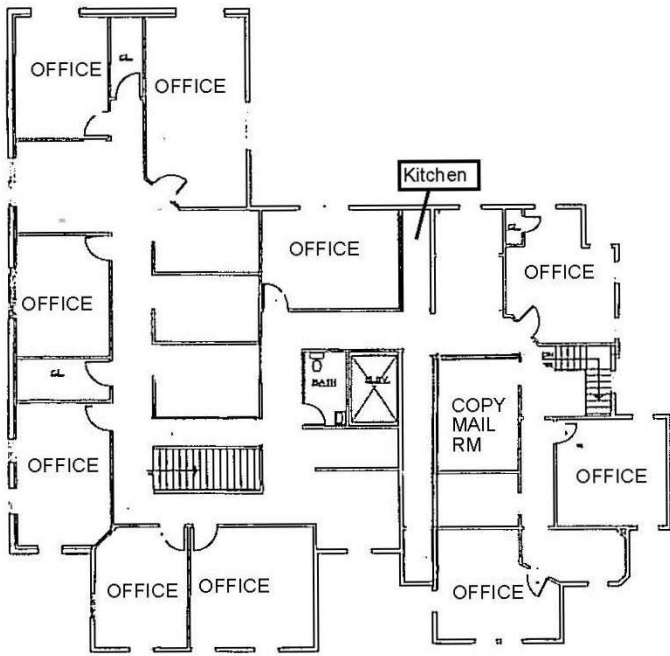
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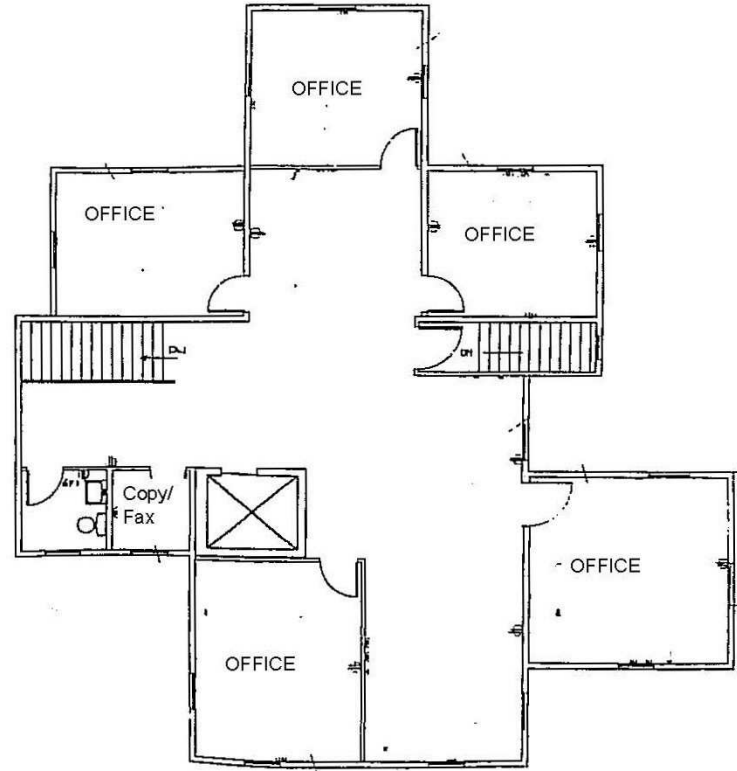


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2ND FLOOR : EAST



2ND FLOOR : WEST

2nd Floor - Floor Plan

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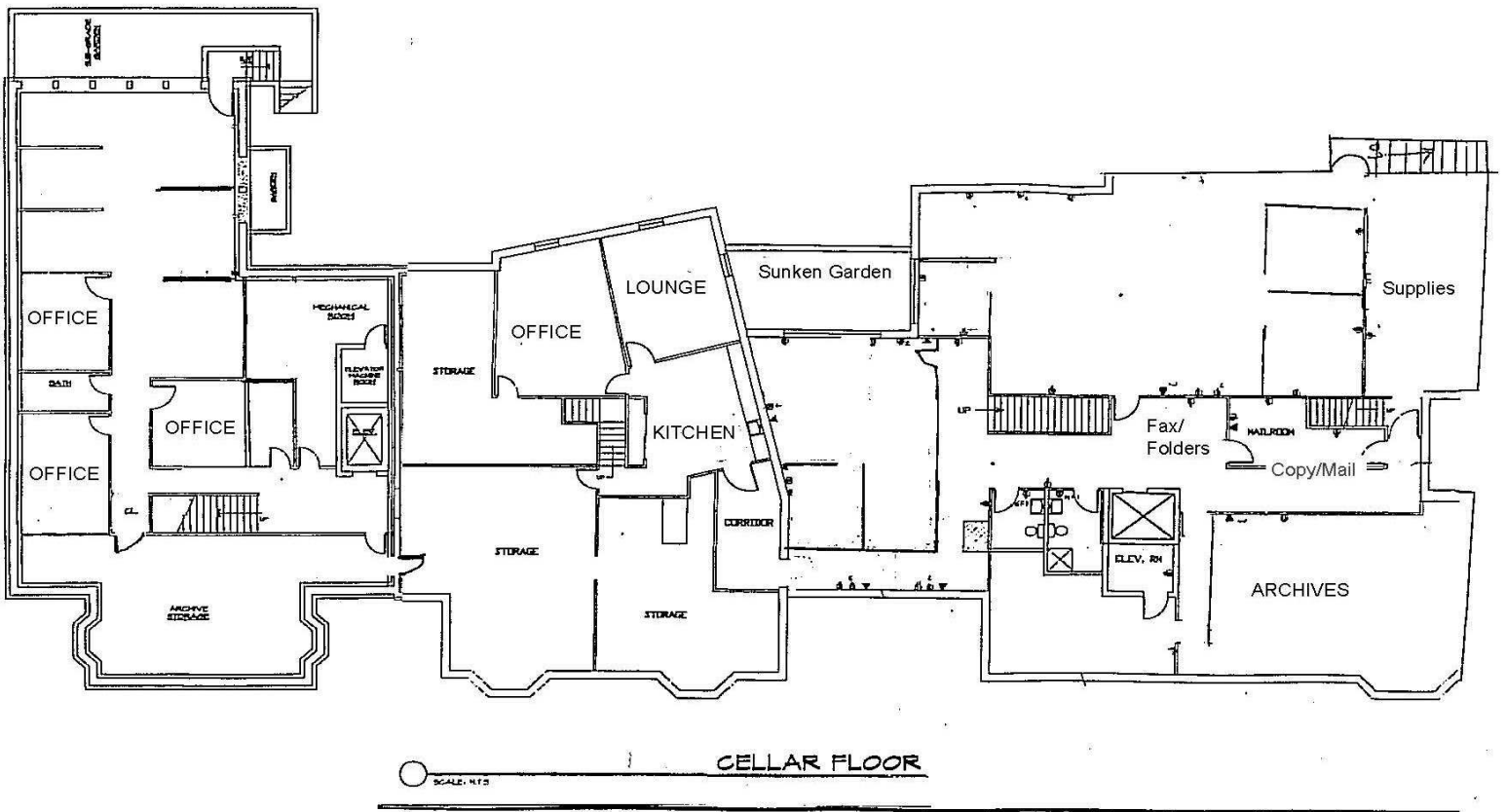
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Cellar Floor - Floor Plan

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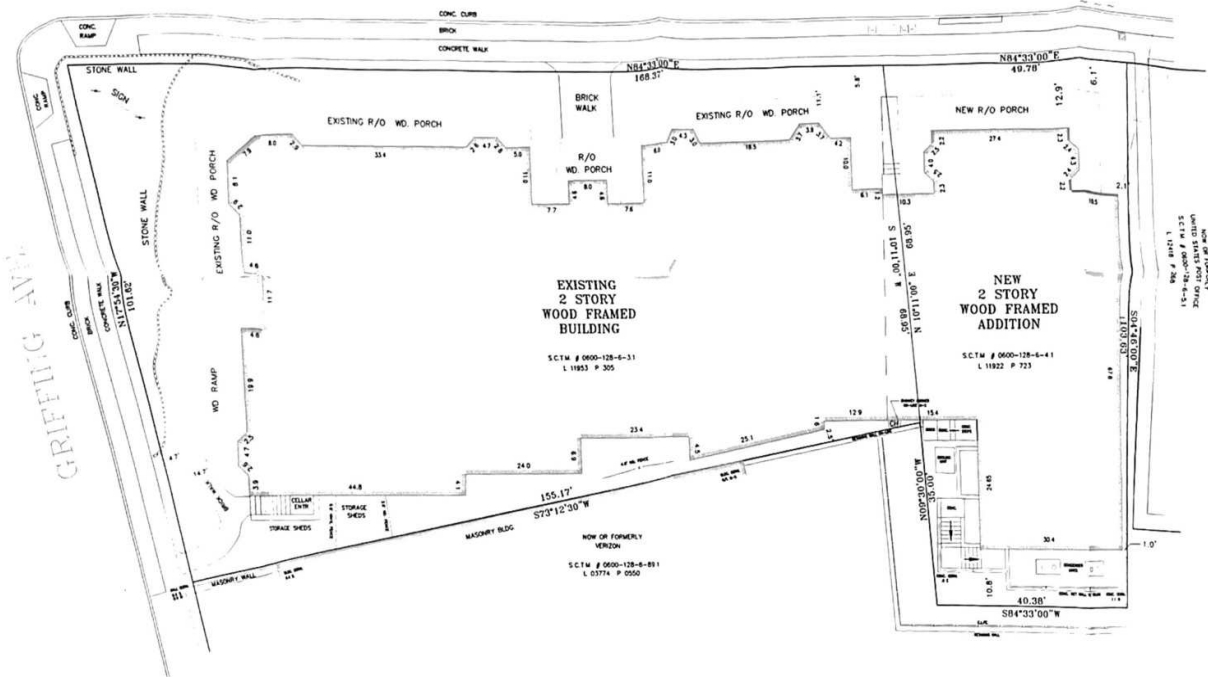
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 10 SYLVIA LANE
 MIDDLE ISLAND, NEW YORK, 11953
 (631) 345-2658

FINAL SURVEY FOR DESCRIBED PARCELS
 LIBER 11922 PAGE 723 (LOT 4.1)
 LIBER 11953 PAGE 305 (LOT 3.1)
 Situated at
 RIVERHEAD, SUFFOLK COUNTY, NEW YORK

CERTIFIED ONLY TO:
 33 WEST SECOND STREET ASSOCIATES, LLC
 SUFFOLK COUNTY NATIONAL BANK
 CHICAGO TITLE INSURANCE COMPANY

Robert W. Oh L.S.

Proj. No. 0611
 Dwg. No. 1/1
 Scale: 1"=10'
 Date: 2/22/06

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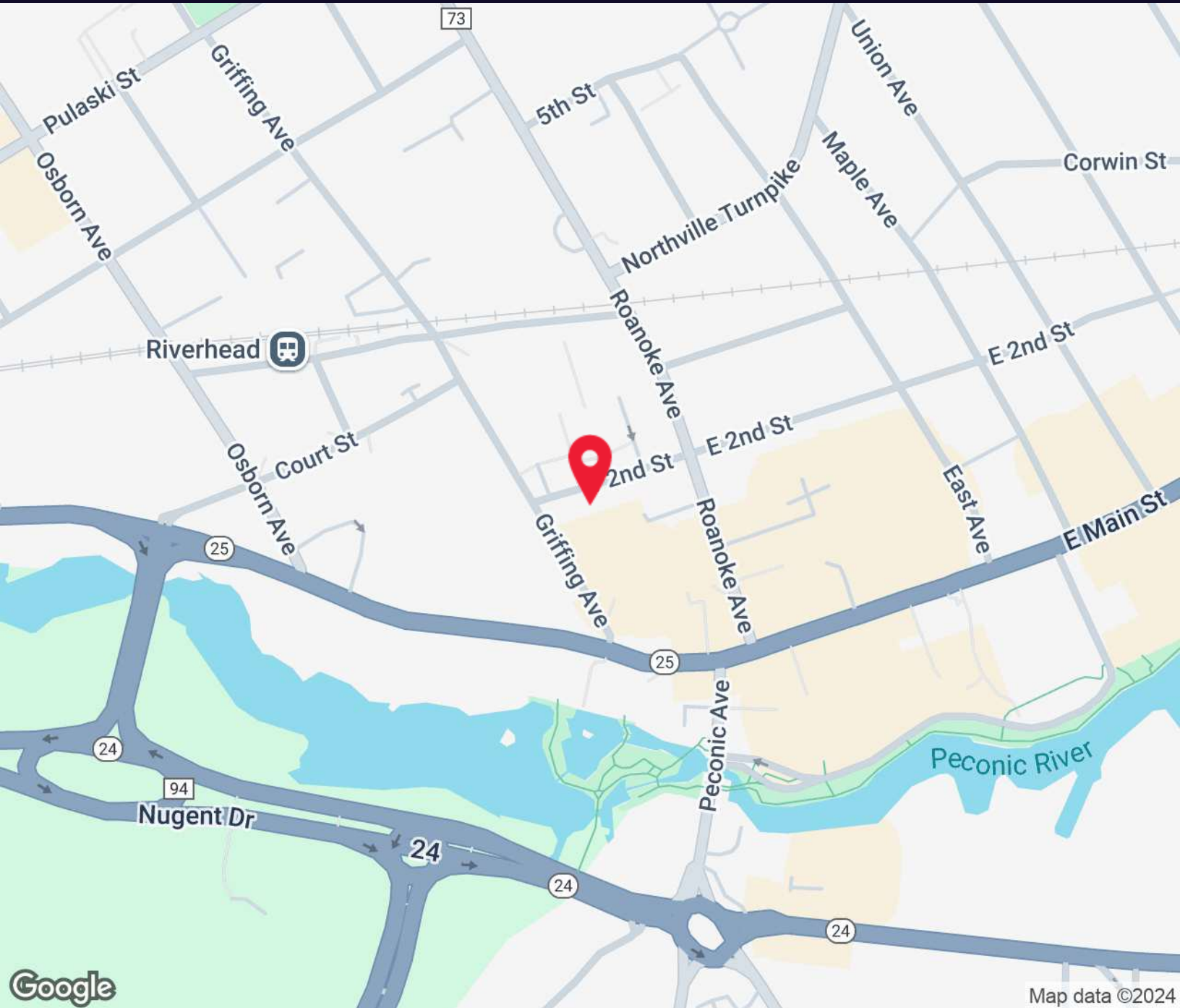
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