



Net Leased Boutique Building For Sale

Overview

The Rochlin Organization has been retained as the exclusive agent for the sale of **1489 Old Northern Boulevard**, Roslyn, New York (the Property).

1489 Old Northern Boulevard is a 5,725 square foot Net leased building, ideal for an investment. The Property is in Roslyn, one of Nassau County's most affluent and desirable communities and benefits from a high income surrounding demographic, strong local spending power, and a premium rental environment, supporting long-term income stability and continued tenant demand.



Investment Highlights

Significant Long-Term Tenancy

Serena & Lily, a national specialty retailer, has a long-term lease in-place. 1489 Old Northern Boulevard presents an excellent opportunity to acquire a **100% Net** leased retail property.

Strong Office Market

1489 Old Northern Boulevard in Nassau County, directly off Northern Boulevard within proximity to NYC, Queens, LaGuardia Airport, and within short distance from LIRR Stations. This retail building is situated in the Northern Nassau market, one of Long Island's best submarkets with a low vacancy rate of 4.5%

Multi-Million Dollar Capital Improvements

1489 Old Northern Boulevard benefits from a recent multi million dollar renovation, reflecting significant capital investment into the Property and enhancing its long-term appeal. The upgraded asset quality, affluent Roslyn location, and strong surrounding rental environment position the Property to support stable income, tenant retention, and continued investor demand.

Property Summary

Address: 1489 Old Northern Boulevard
Roslyn, New York

Property Type: Net Leased Retail Building

Building Area: 5,725 Square Feet

Occupancy: 100% Net

Asking Price: **\$4,900,000**

Cap Rate: **5.5%**



Access the Confidentiality Agreement by clicking [here](#). Please email the completed copy of the Confidentiality Agreement to:

maxx.rochlin@therochlinorganization.com or fax to 1.888.935.8302.

Upon receipt, we will provide you with the complete Offering Memorandum.

If you have any questions, please contact the undersigned:

Andrew Canner

andrew.canner@therochlinorganization.com

Direct Dial: 516.441.7340

Maxx Rochlin

maxx.rochlin@therochlinorganization.com

Direct Dial: 516.441.7270

[SEE ALL LISTINGS](#)



The Rochlin Organization, LLC | 401 Broad Hollow Road Suite L1 | Melville, NY 11747 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)