

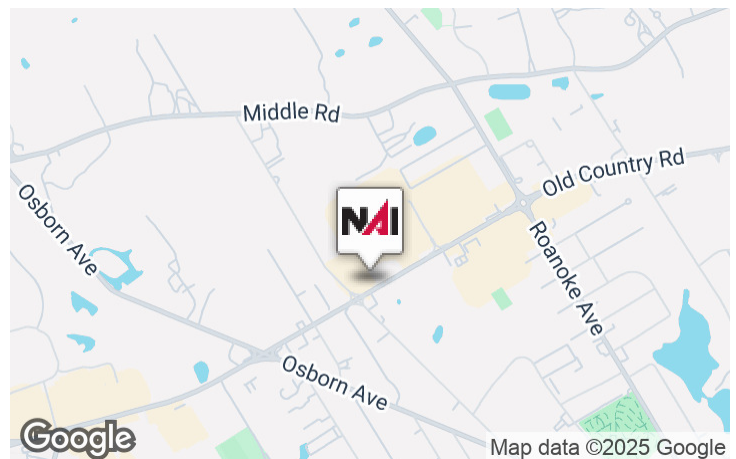


1190 Old Country Rd

Riverhead, New York 11901

Property Highlights

- 3,446 SF building
- 2 built-out medical units
- 1/2 mile to Peconic Bay Medical Center
- Zoned SC (Office, Retail & Restaurant uses)
- Highly visible and convenient Riverhead location
- 100% occupancy
- Both tenants are month to month and may consider negotiating separate lease extensions. The building can also be vacant with six (6) months prior notice to each tenant.
- 2024/25 Taxes \$24,333 (including sewer)



For More Information

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1190 Old Country Rd, Riverhead, NY 11901

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Property Description

1190 Old Country Road is a two-unit, 3,446sf medical office building. This well maintained concrete block and wood frame building is sited on a 0.36 acre lot and offers 20 private parking spaces and direct access to Old Country Road (County Road 58). The property is on Town sewer and zoned SC - Shopping Center allowing for retail, office and restaurant uses. Though currently 100% leased, this property is ideal for an owner/user/investor. Both tenants have expressed willingness to consider short term lease extensions. The property can also be vacant with six months notice to each tenant.

Location Description

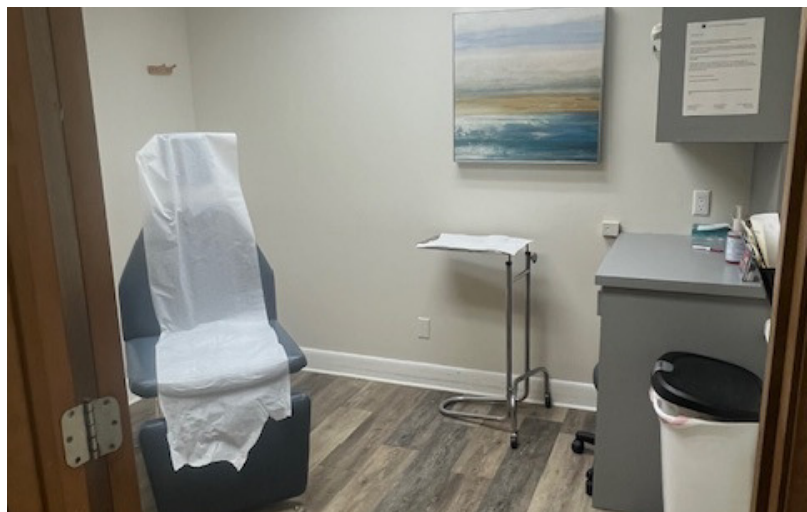
Highly visible and desirable location on Old Country Road (County Road 58). The property is adjacent to Walgreens, a signaled intersection (CR 58 & Harrison Avenue) and just 1/2 mile to the Riverhead traffic circle and Peconic Bay Medical Center. Also adjacent to Target and Planet Fitness along with a concentration of retail uses, restaurants and other medical practices in the area.

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NAL Long Island

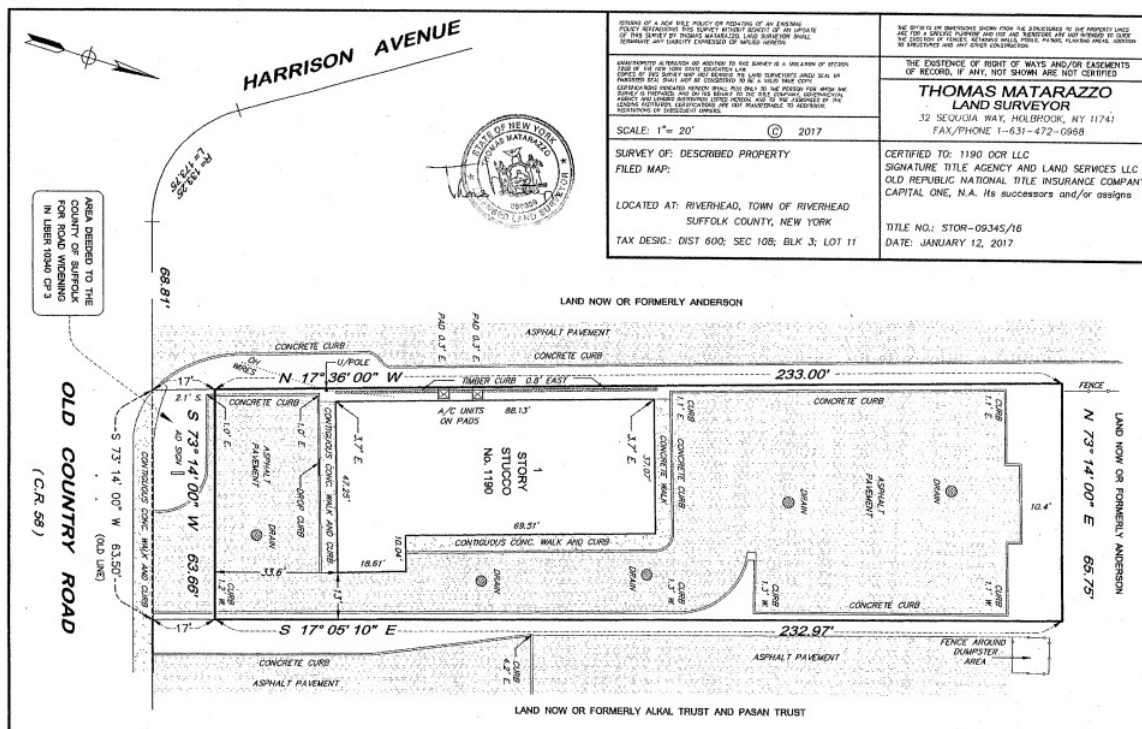
For Sale

3,446 SF | \$1,750,000
Office Space



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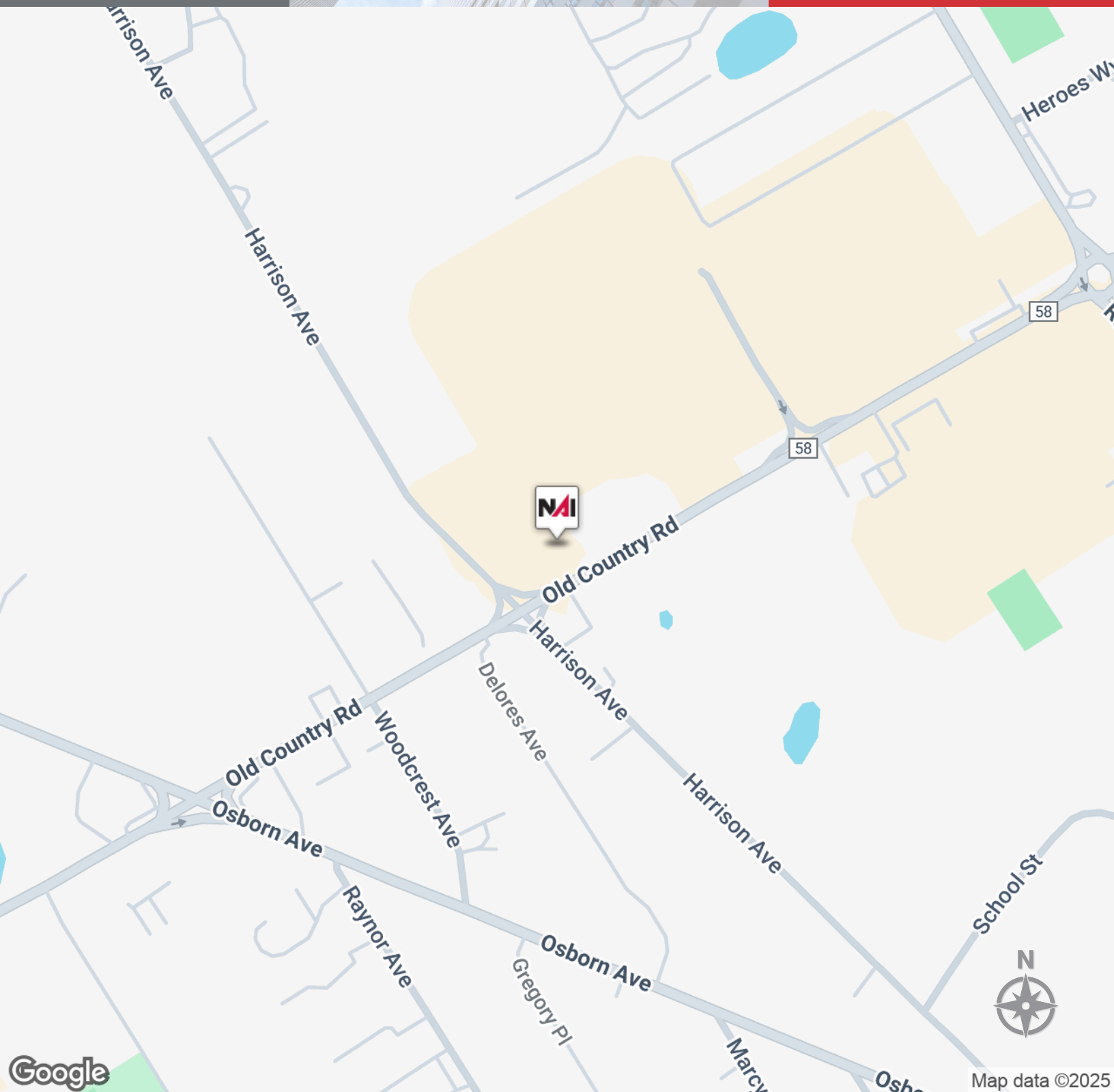
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NAI Long Island

For Sale

Medical Office Space
\$1,750,000



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Neil Crawford

Senior Director

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Professional Background

Neil Crawford is a 30+ year experienced veteran of the commercial real estate industry. He has extensive experience and knowledge in finance, leasing, investment sales, capital raising and property management and has been with NAI Long Island for over 9 years. With his background, he is able to assist owners, buyers and tenants by creating the most advantageous and effective solutions for their needs.

Neil's real estate financing experience includes over \$3 billion in debt financing for all types of commercial property as well as corporate real estate finance for the REIT and hospitality industry. He also successfully sourced equity capital and structured joint ventures for the development of industrial and residential projects in Brazil.

As a broker and property manager, Neil has built a visible presence in Suffolk County having successfully leased and sold industrial, medical office and land properties. He has also represented a growing list of owners and tenants in lease transactions for retail, medical and office space in Suffolk County. In addition, he is currently engaged in property management assignments for retail, industrial and office properties.

In his spare time, he enjoys spending time with his family and the occasional round of golf. Neil has also volunteered as a General Manager of the Southampton Breakers of the Hamptons Collegiate Baseball League

Education

Bachelor of Arts, SUNY - Cortland

Masters of Science, NYU - Real Estate Investment & Development

Memberships

CIBS

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