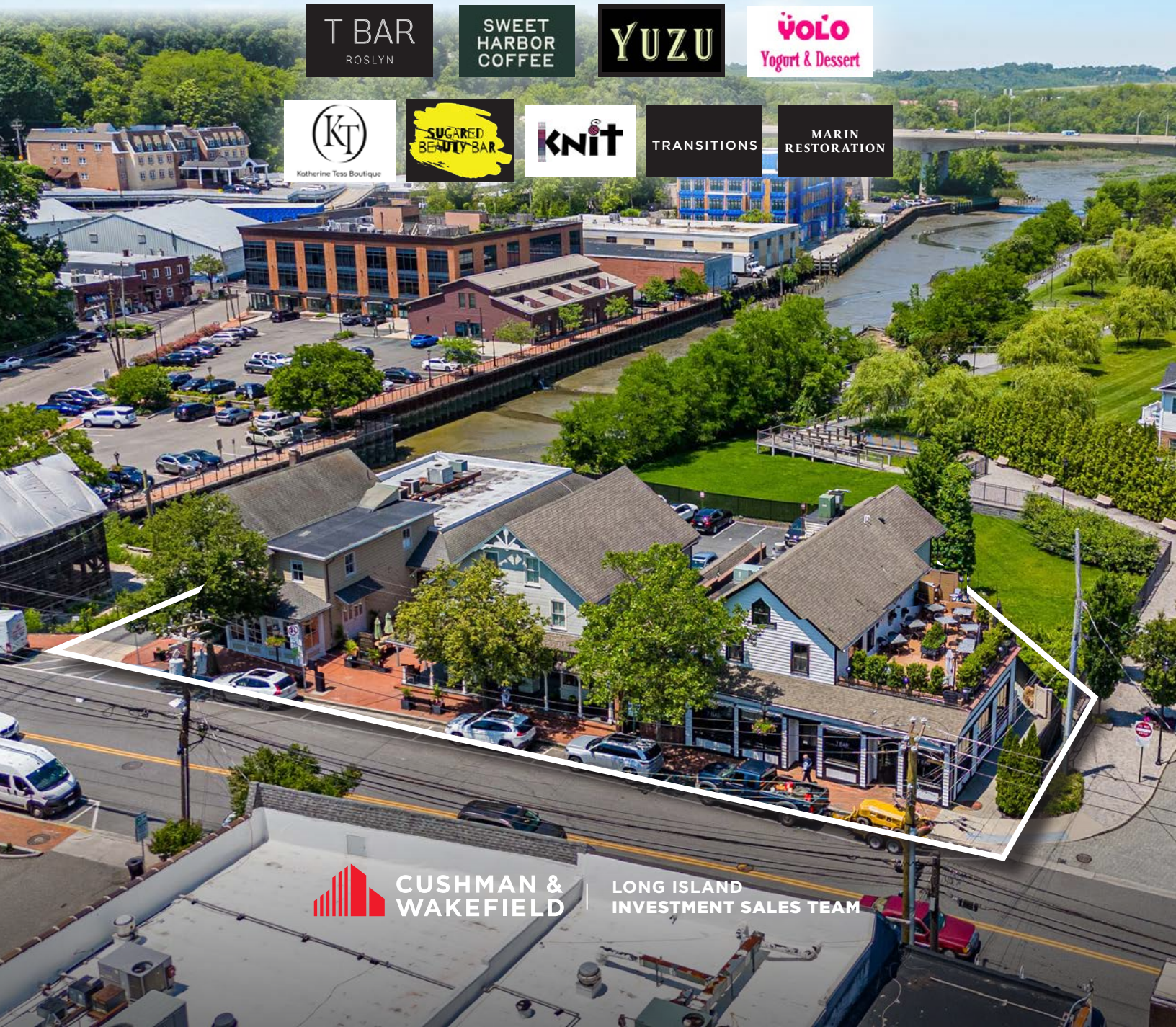
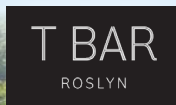




1353-1363 OLD NORTHERN BLVD, ROSLYN

FOR SALE: 9 COMMERCIAL UNITS & 3 LUXURY APARTMENTS IN ROSLYN'S HISTORIC CORE



**CUSHMAN &
WAKEFIELD**

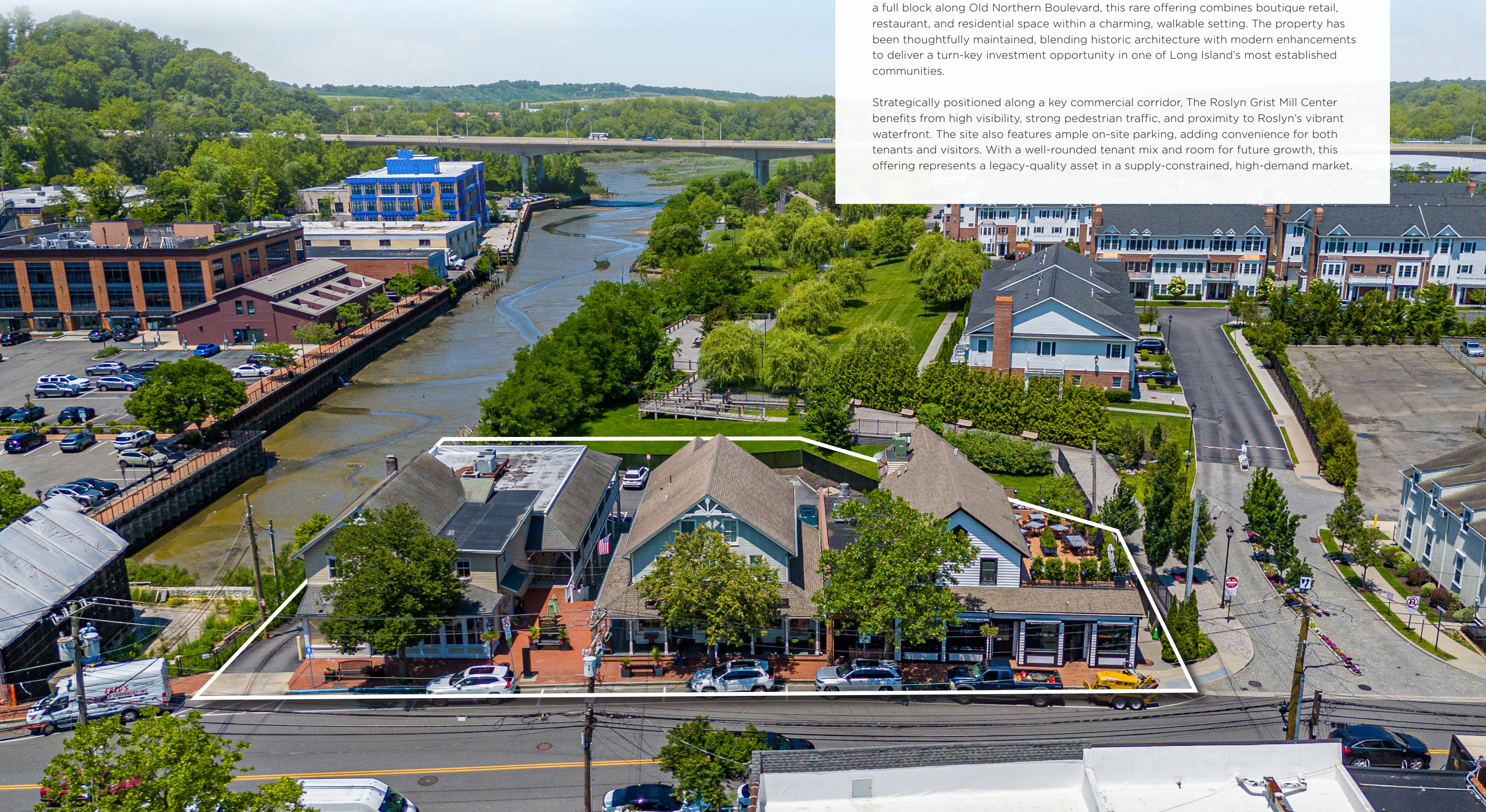
**LONG ISLAND
INVESTMENT SALES TEAM**

THE *CROWN JEWEL* OF ROSLYN'S WATERFRONT VILLAGE

THE OFFERING

Cushman & Wakefield is pleased to present **The Roslyn Grist Mill Center**, a highly desirable mixed-use property located in the heart of historic Roslyn Village. Spanning a full block along Old Northern Boulevard, this rare offering combines boutique retail, restaurant, and residential space within a charming, walkable setting. The property has been thoughtfully maintained, blending historic architecture with modern enhancements to deliver a turn-key investment opportunity in one of Long Island's most established communities.

Strategically positioned along a key commercial corridor, The Roslyn Grist Mill Center benefits from high visibility, strong pedestrian traffic, and proximity to Roslyn's vibrant waterfront. The site also features ample on-site parking, adding convenience for both tenants and visitors. With a well-rounded tenant mix and room for future growth, this offering represents a legacy-quality asset in a supply-constrained, high-demand market.



INVESTMENT HIGHLIGHTS

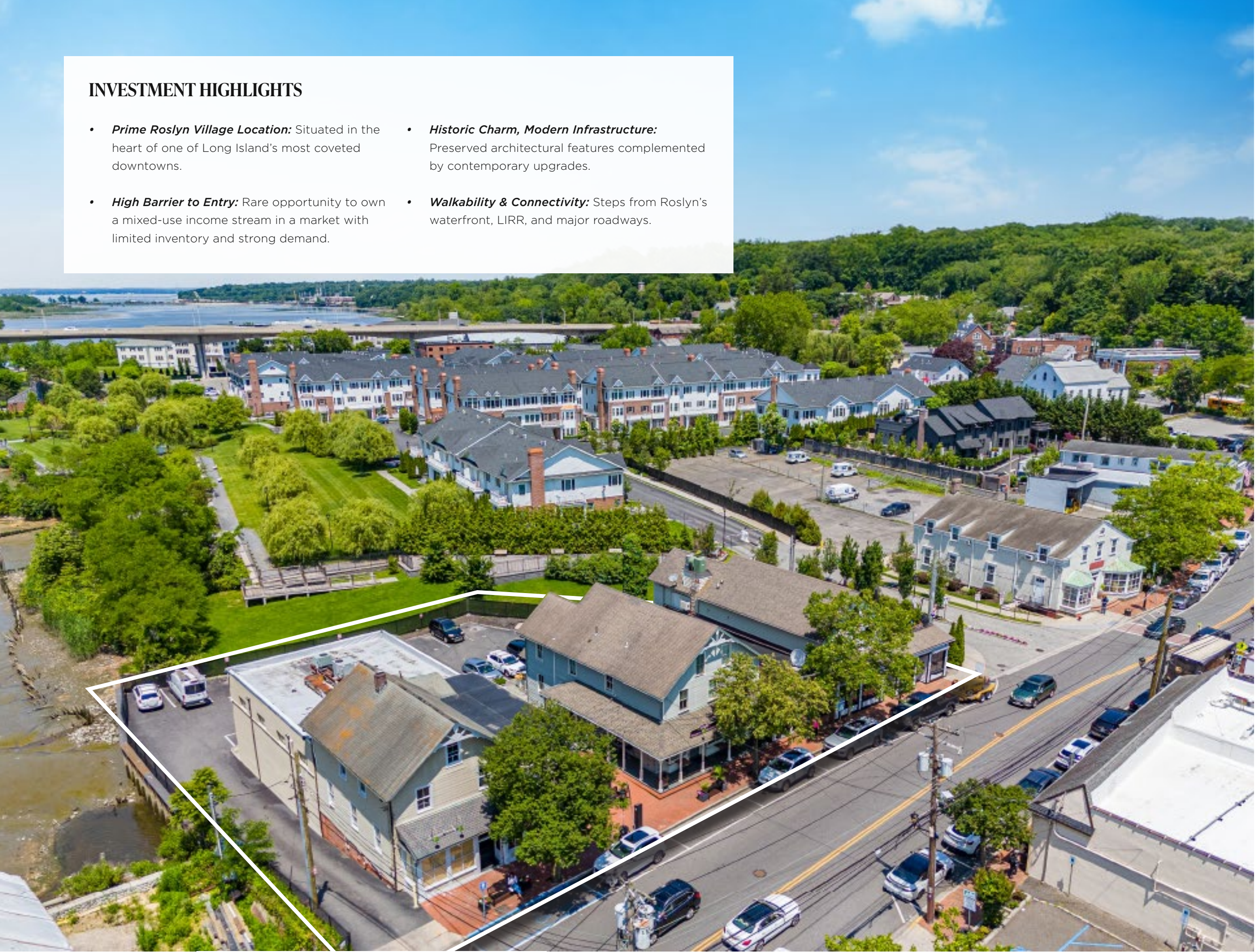
- **Prime Roslyn Village Location:** Situated in the heart of one of Long Island’s most coveted downtowns.
- **High Barrier to Entry:** Rare opportunity to own a mixed-use income stream in a market with limited inventory and strong demand.
- **Historic Charm, Modern Infrastructure:** Preserved architectural features complemented by contemporary upgrades.
- **Walkability & Connectivity:** Steps from Roslyn’s waterfront, LIRR, and major roadways.

PROPERTY OVERVIEW

- Mixed-Use Retail & Residential
- Section / Block / Lots: 20 / A / 19, 66, 67
- Four Buildings across 0.44 Acres
- Total Building Size: ±20,313 SF
- Residential Units: 3
- Commercial Units: 9
- Historic Architecture with Modern Upgrades
- 18 On-Site Surface Parking Spaces
- Highly Visible Storefronts along Old Northern Boulevard

LOCATION

- Heart of Roslyn Village: Nestled in one of Long Island’s most picturesque and affluent communities.
- Proximity to Major Roadways: Immediate access to Long Island Expressway, Northern State Parkway, and Glen Cove Road.
- Walkable to Waterfront & Dining: Steps away from Roslyn’s scenic Duck Pond, local cafés, and dining establishments.
- Connected to NYC: Minutes from the Roslyn LIRR station, offering seamless access to Manhattan.
- Historic & Cultural Charm: Surrounded by landmark sites, boutique shops, and curated green spaces.







“THE GOLD COAST”
TRANSPORTATION MAP



AMERICANA MANHASSET

CIPOLLINI
trattoria & bar

Cartier

LOUIS VUITTON

Loro Piana

HIRSHLEIFERS

VERSACE

CHANEL

PRADA

VILBREQUIN

Van Cleef & Arpels

GUCCI

DIOR





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