

33 W 2ND ST, RIVERHEAD

Prime Office Investment in Riverhead

Stabilized Sale Leaseback in Key Opportunity Zone



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Income Producing Asset – This **26,235sf** office building at 33 W 2nd Street offers a stabilized investment with a financially **secure NNN tenant in place under a new 10-year lease**. The property generates **considerable NOI**, providing investors with long-term returns. Currently single tenant, but easily converted to multi-tenant. The original building was expanded twice creating a vast and unique structure. The first floor and two second floor wings feature a combination of private offices, conference rooms, kitchens, waiting areas, foyers, and open workspaces. The full egress basement provides additional office and storage areas, along with archives, mechanicals, & a kitchen.

Historic Charm, Modern Functionality – This architecturally distinctive building blends historic character with updated office infrastructure, like elevator access, sprinklers, & fiber optic internet, appealing to businesses seeking both charm and practicality.

Prime Downtown Location – Located in the heart of historic downtown Riverhead, the **0.32-acre** property sits across from Riverhead Town Hall, one block from Main Street, and half a block from the Suffolk County Supreme Court. Its position within the Village's revitalization corridor ensures high visibility, strategic placement, and long-term redevelopment opportunities.

Opportunity Zone Advantage – The property lies within Riverhead's designated Opportunity Zone, offering potential tax benefits and appreciation as the area continues to experience revitalization and economic development.

High-Demand Office Space – The property's size, prime location, and long-term tenant presence make it a rare investment in the East End's limited office market, highly sought after by 1031 exchange buyers and long-term investors.

Asking Price

\$7,850,000

Surrounding Businesses:

RXR Riverhead Mixed Use Complex, M&T Bank, NYS Supreme Court, Riverhead Town Hall, Tweed's Restaurant, North Fork Brewing Company, Suffolk Theatre, Star Confectionary

Inquire with the Hamptons Commercial RE Team for additional information.

2024 Town Tax Bill: \$69,790

2024 Building Insurance: \$16,000

2024 Repairs / Maintenance: \$62,757

Tax ID #'s: 0600-128.00-06.00-003.001 & 0600-128.00-06.00-004.001



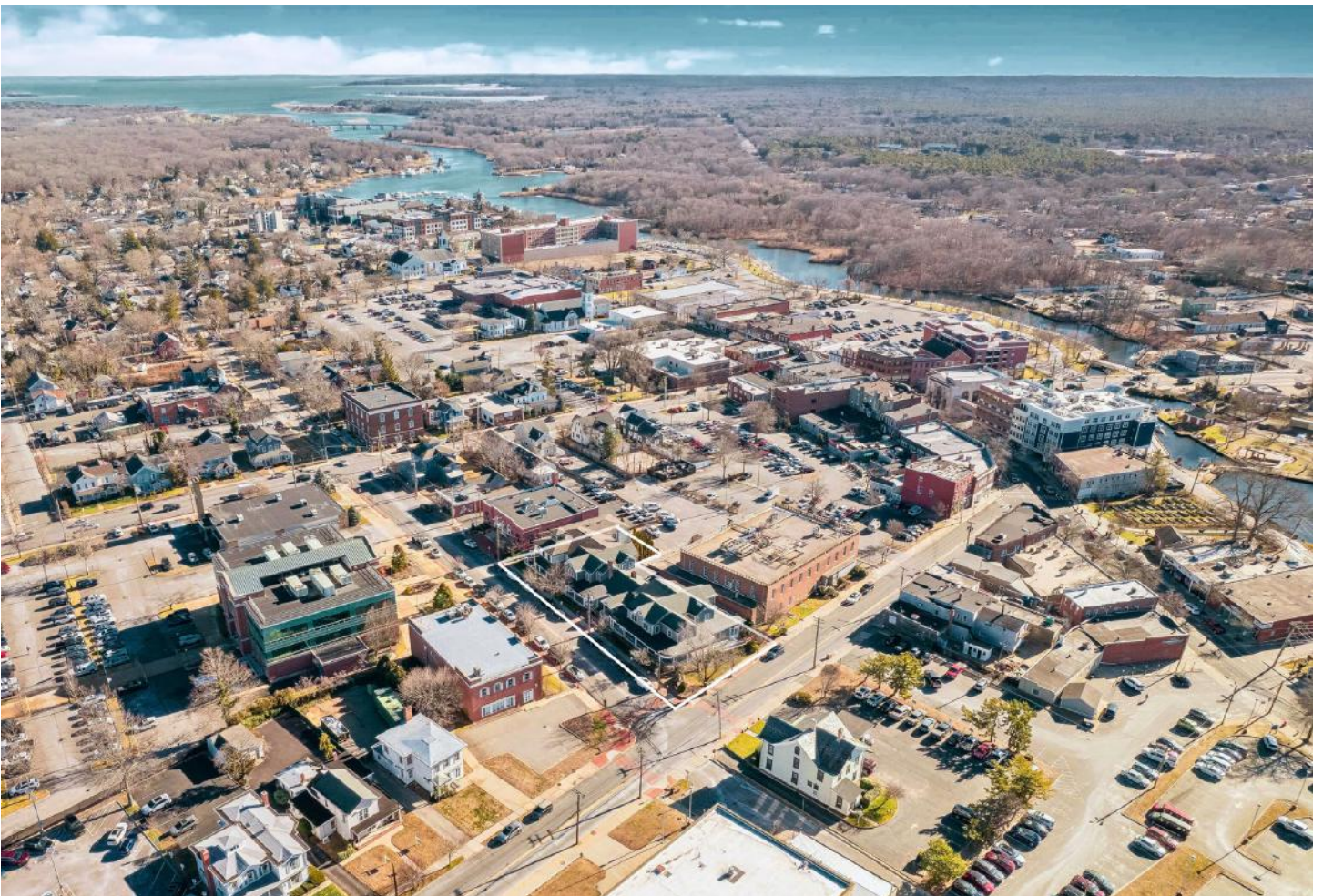










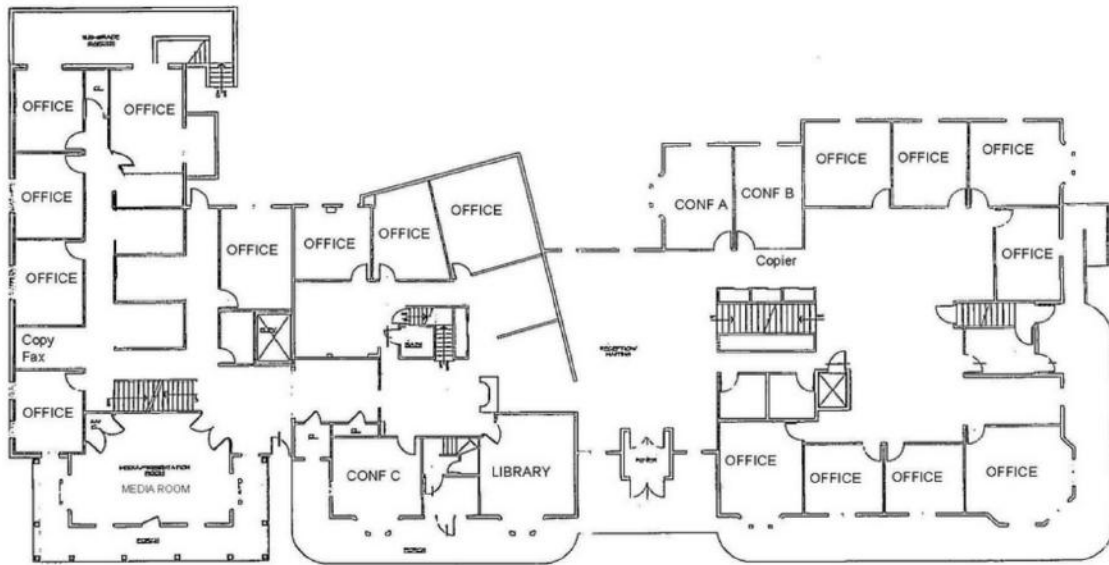




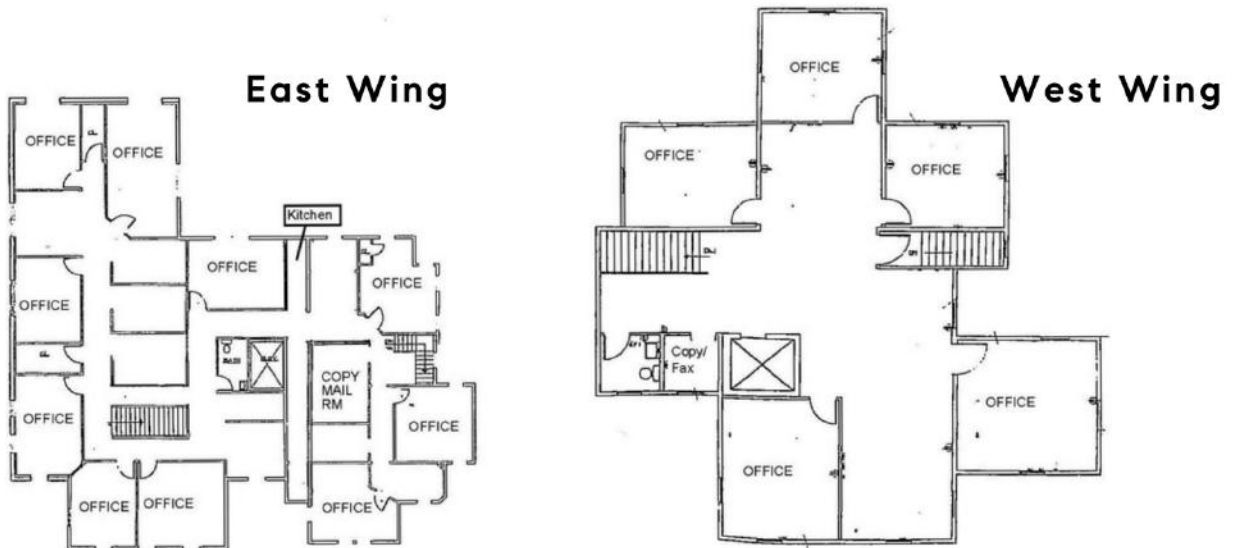
Floor Plans

33 W 2nd St, Riverhead

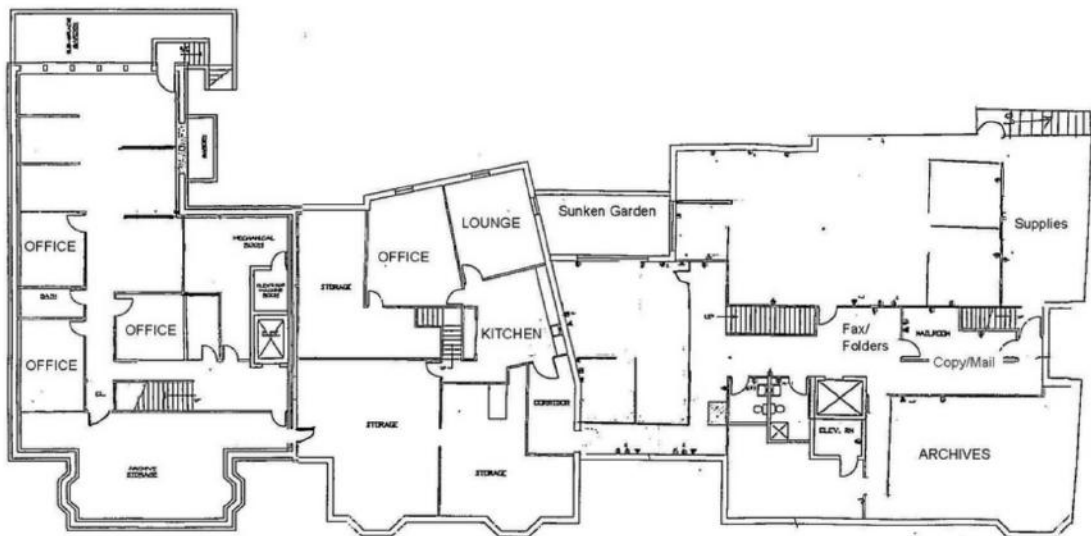
Level 1



Level 2



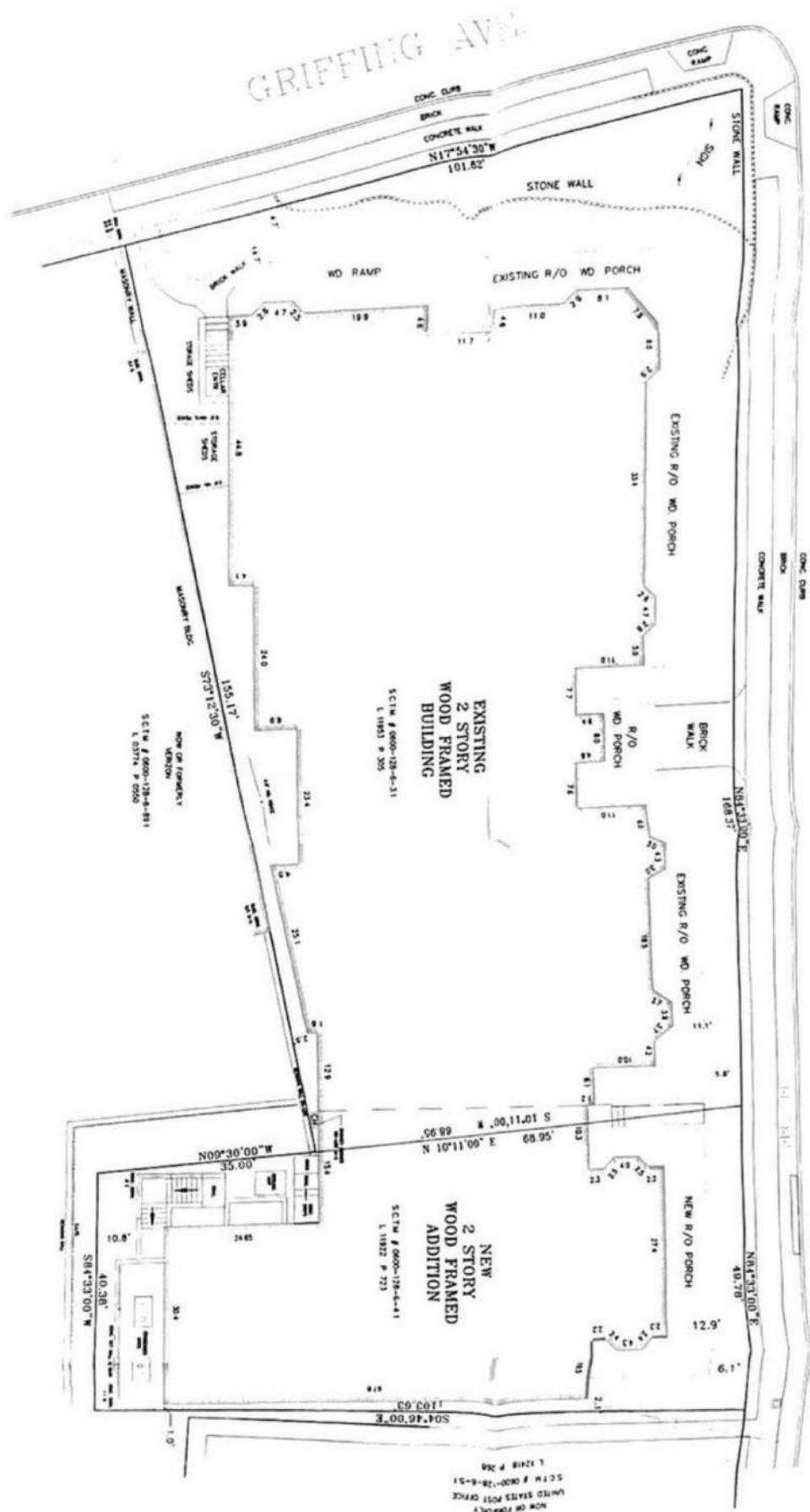
Lower Level



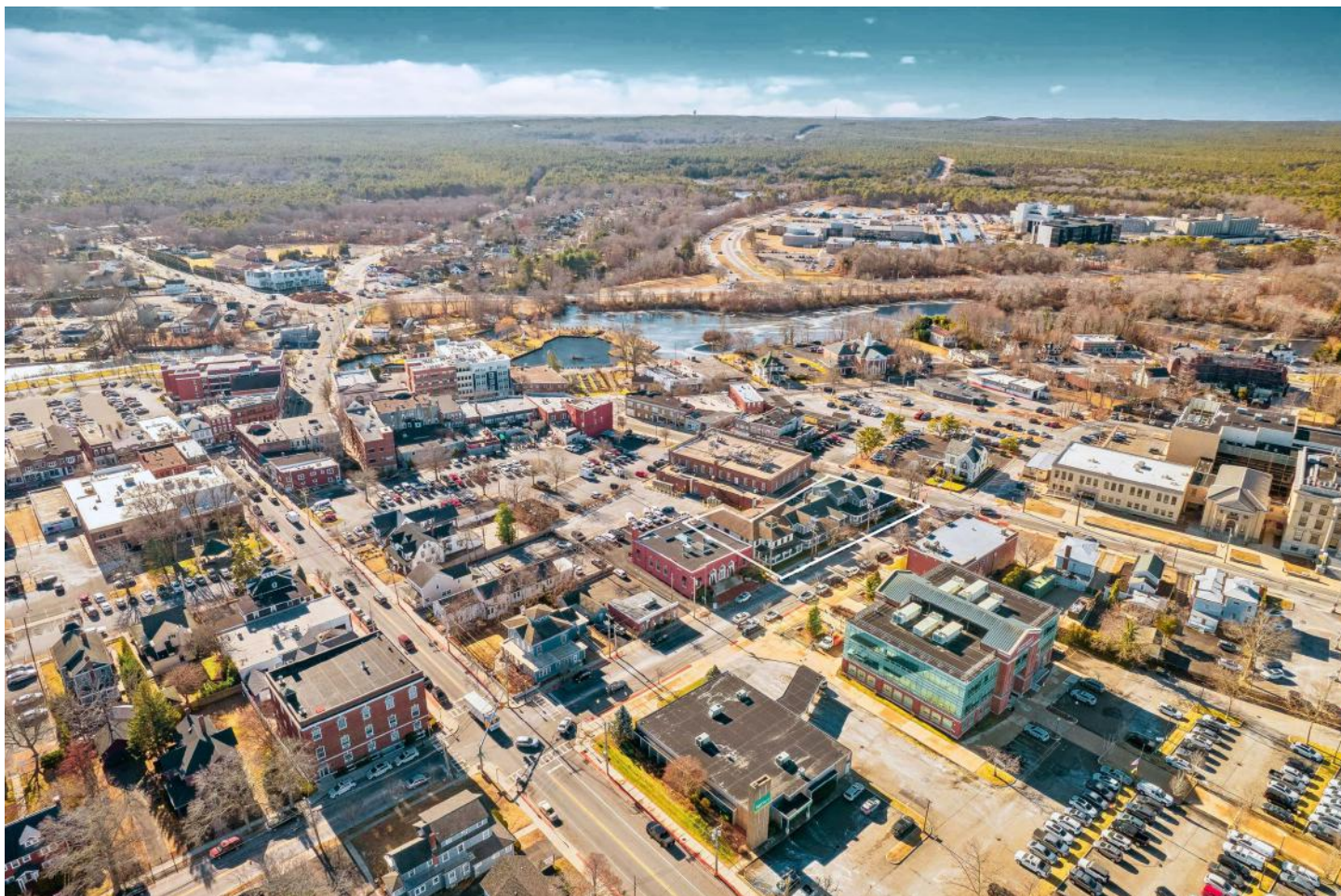
**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
26,235**

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representation gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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