

OFFERING MEMORANDUM

190 Laurel Road
East Northport, NY 11731

Commercial Building For Sale

Office / Retail / Medical Opportunity

8,176 SF | 1.88 Acres | 46 Parking Spaces

Presented By:

Signature Premier Properties

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1. EXECUTIVE SUMMARY

Signature Premier Properties is pleased to present the opportunity to acquire **190 Laurel Road, East Northport, NY**, a **fully renovated commercial building** totaling **8,176 square feet** situated on a **1.88-acre parcel**.

The Property offers a rare combination of **excellent condition, flexible layout, and abundant parking (46 spaces)**, making it ideally suited for a wide range of uses including **office, medical, retail, educational, or service-oriented businesses**.

Delivered **vacant or with potential partial leaseback**, the Property presents a compelling opportunity for both **owner-users and investors** seeking flexibility and long-term value.

2. INVESTMENT HIGHLIGHTS

- **Fully Renovated Building (2016)** – Move-in ready condition
- **Flexible Use Potential** – Office, medical, retail, or conversion
- **Large 1.88-Acre Site** – Rare for this submarket
- **Ample Parking (46 Spaces)** – Strong ratio for multiple uses
- **Efficient Layout** – 26 private offices + open areas
- **Elevator Building** – Full accessibility
- **Owner-User Opportunity** – Immediate occupancy available
- **Investment Upside** – Multi-tenant conversion potential

- **Optional Leaseback** – Income potential for buyer (subject to terms)
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3. PROPERTY OVERVIEW

Feature	Description
Building Size	8,176 SF
Lot Size	1.88 Acres
Floors	2 + storage
Year Renovated	2016
Elevator	Yes
HVAC	2 zones
Parking	46 spaces
Condition	Excellent
Zoning	Verify with Town of Huntington

4. FINANCIAL SUMMARY

- **Asking Price:** \$2,800,000
 - **Price Per SF:** \$342/SF
 - **Real Estate Taxes:** \$32,841.62
 - **Taxes Per SF:** \$4.02/SF
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5. BUILDING DESCRIPTION

The Property consists of a **two-story commercial building**, each floor measuring approximately **4,088 SF**, connected by an elevator and interior staircases.

The building is currently configured with a mix of:

- Private offices
- Open work areas
- Conference rooms
- Kitchens

- Restrooms

This layout allows for:

- Immediate occupancy
 - Minimal retrofit for most professional uses
 - Easy reconfiguration for alternative layouts
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6. FLOOR BREAKDOWN

First Floor (±4,088 SF)

- Reception area
- Large open bullpen / meeting area
- Conference room
- Kitchen
- 13 offices
- 2 restrooms
- Storage

Second Floor (±4,088 SF)

- 13 offices
- 2 restrooms
- Kitchen
- 2 flex rooms

Additional Space

- Walk-up **third-floor storage (~680 SF)**
 - Partial basement
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7. OPPORTUNITY OVERVIEW

The Property presents multiple acquisition strategies:

Owner-User

- Immediate occupancy
- Minimal capital improvements required

- Ability to customize for specific use

Investor

- Potential to lease one or both floors
- Ability to reposition as multi-tenant building
- Strong demand for medical / service-based tenancy

Hybrid Strategy

- Ownership may consider **short-term leaseback of one or both floors**, providing:
 - Immediate income
 - Transitional occupancy stability
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8. LOCATION OVERVIEW

The Property is located in **East Northport, within the Town of Huntington**, one of Long Island's most established commercial and residential markets.

- Near **Jericho Turnpike (NY-25)**
 - Surrounded by retail, service businesses, and residential neighborhoods
 - Strong local demographics and accessibility
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9. DISCLAIMER

(Standard language — keep simple)

All information is deemed reliable but not guaranteed. Buyers are advised to conduct their own independent due diligence.