

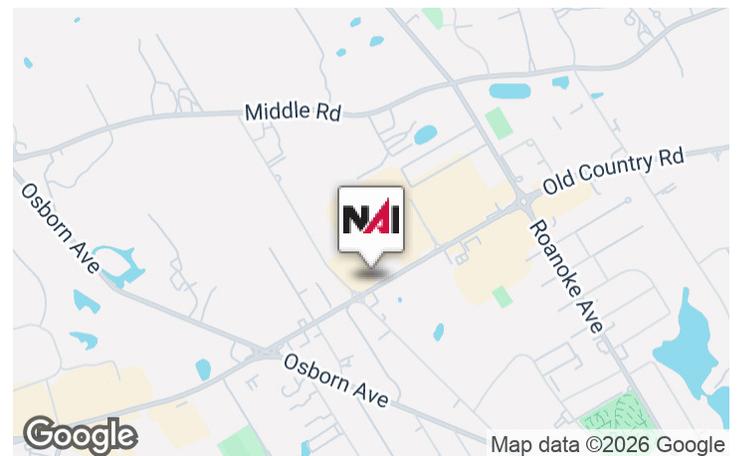


1190 Old Country Rd

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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Neil Crawford

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1190 Old Country Rd, Riverhead, NY 11901



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

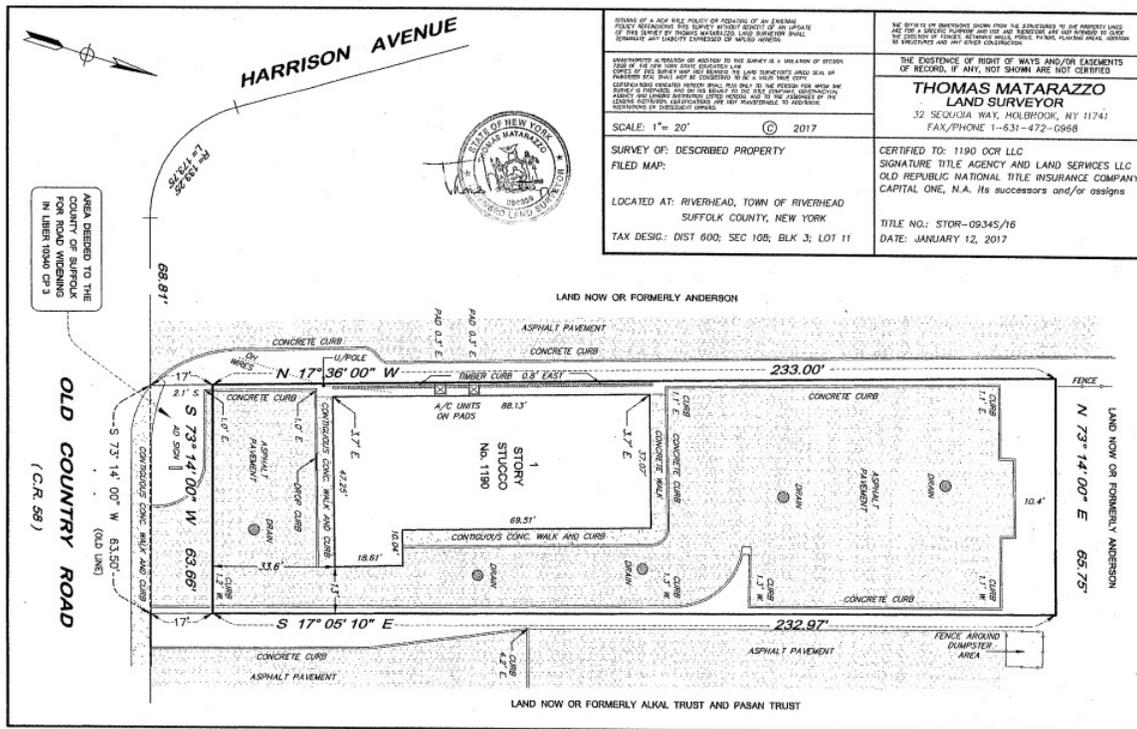
For Sale

**Medical Office Space
\$1,575,000**



1190 Old Country Rd, Riverhead, NY 11901

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

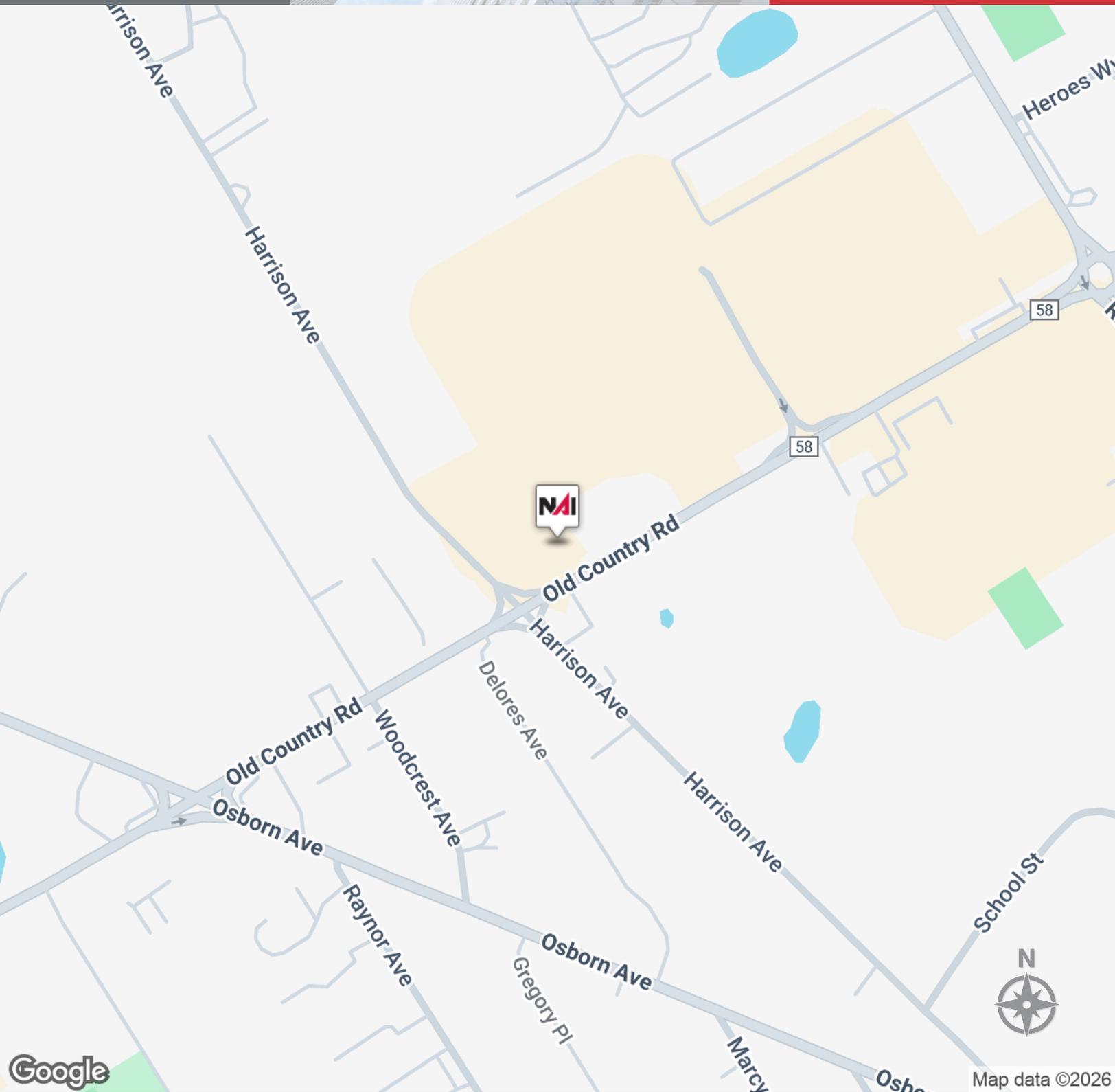


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For Sale

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NAI Long Island

For Sale

Medical Office Space
\$1,750,000



1190 Old Country Rd, Riverhead, NY 11901

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Neil Crawford

Senior Director

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Professional Background

Neil Crawford has over 30 years of experience in commercial real estate including finance leasing investment sales capital raising and asset management. With extensive real estate knowledge and a background in transaction structuring and execution Neil is able to assist owners buyers and tenants in creating the most advantageous and effective solution 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. Previously with Coldwell Banker Commercial since 2015 Neil has built a successful presence in eastern Suffolk County having successfully 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 on the east end. In addition Neil is currently engaged in asset management assignments for retail and industrial properties. Previous Job Experience: Coldwell Banker Commercial 2014-2020 Leasing and sale of commercial property with a focus on eastern Suffolk county. PSG Investimentos 2008-2014 Sourced private equity investor and joint venture partners for commercial real estate projects in Brazil. RBS-Global Banking and Markets 2006-2008 Senior REIT banker responsible for primary relationship coverage of REIT and real estate banking client relationships in the US. Scotiabank 2000-2006 Real estate banking with a focus on public real estate companies.

Education

Bachelor of Arts SUNY - Cortland Masters of Science NYU - Real Estate Investment & Development

Memberships

Commercial Industrial Brokers Society (CIBS)

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