

Brookville Farms

1472 Cedar Swamp Road, Glen Head



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The offering

Executive summary

Avison Young and CBRE, as exclusive agents, are pleased to offer Brookville Boarding Stables (the "Property"), a well-established equine boarding and training facility located at 1472 Cedar Swamp Road, Glen Head, New York.

Situated on approximately 7.59 acres*, the Property features 53 stalls across two barns, multiple outdoor paddocks, outdoor sand pens, along with equipment to support daily operations and ongoing maintenance.

The Property is located within the Brookville/Glen Head corridor of Nassau County's North Shore, an area recognized for its equestrian-friendly character, large acreage parcels, and semi-rural landscape, while maintaining convenient access to Northern Boulevard and the greater New York metropolitan area. This location offers a rare combination of land availability, privacy, and accessibility that continues to attract equestrian users along Long Island's Gold Coast.

The Property offers a unique opportunity to acquire an established equine business and inventory, providing a turnkey foundation for continued equestrian use or future programming.

**Subject to a lot line adjustment prior to sale*



Farm Features

Large barn, 40 stalls

Small barn, 13 stalls

2 large outdoor riding rings

Outdoor paddocks

Heated office and lodge

Cottage

Opportunities

Potential for horse shows

Riding lessons

Property may be sold with existing
Tenants

Currently 8 horses on-site bringing in
steady income

Zoning, Taxes & Permitted Uses

Zoned R-2

Permitted Uses included single-family dwellings, farms,
parks & open space protection purposes

2026 estimated taxes \$21,097.33



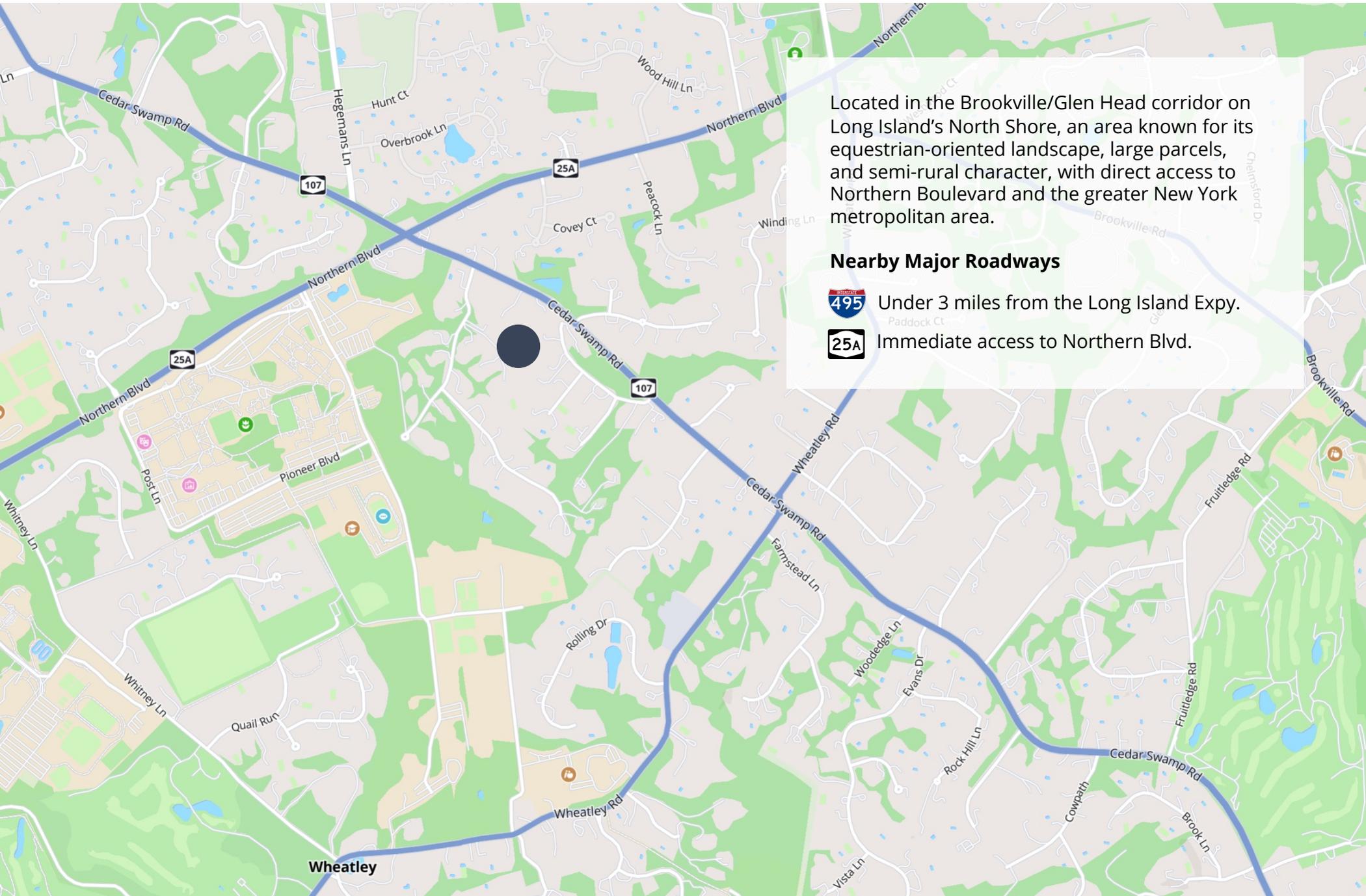
Property Map



Property Key

- 1 Upper Barn
- 2 Lower Barn
- 3 Large Riding Ring
- 4 Secondary Large Riding Ring
- 5 Cottage
- 6 Additional Paddocks
- 7 Additional Paddocks

Surrounding Area



Located in the Brookville/Glen Head corridor on Long Island's North Shore, an area known for its equestrian-oriented landscape, large parcels, and semi-rural character, with direct access to Northern Boulevard and the greater New York metropolitan area.

Nearby Major Roadways

 Under 3 miles from the Long Island Expy.

 Immediate access to Northern Blvd.

Purchase Structure

All tours are by appointment only. To schedule a tour, please contact the exclusive agents.

Terms and Conditions

- The fee simple interest in 1472 Cedar Swamp Road is being offered for sale
- The property will be offered through an open bid; proposals must indicate a competitive price, contemplated use and conditions
- Offers must include, due diligence and entitlement period, along with approvals required to close. Please indicate the contract deposit amount, timing to enter into a contract, and the closing time frame.

Investor Identification

- The purchasing entity should identify the owners/partners and a resume outlining their relevant ownership and closing ability.

For more information, please contact:



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