

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

1353-1363 OLD NORTHERN BLVD

ROSLYN, NY



**FOR SALE | LEGACY MIXED-USE WATERFRONT RETAIL & RESIDENTIAL ASSET
9 COMMERCIAL UNITS & 3 LUXURY APARTMENTS IN ROSLYN'S HISTORIC CORE**

EXECUTIVE SUMMARY

ASKING PRICE: \$12,495,000

As exclusive agent, **Cushman & Wakefield** is pleased to offer for sale **The Roslyn Grist Mill Center**, a rare mixed-use retail and residential asset located at 1353-1363 Old Northern Boulevard in the heart of historic Roslyn Village.

The Property consists of **four buildings totaling approximately 20,313 square feet** across **0.44 acres**, with **nine commercial units, three luxury apartments, and 22 on-site surface parking spaces**. Positioned along one of Roslyn's most visible village corridors, the asset combines boutique retail, restaurant, and residential income within a highly walkable waterfront setting.

The Roslyn Grist Mill Center is located within one of Long Island's most established and supply-constrained downtown environments. The Property benefits from immediate proximity to Roslyn's waterfront, Duck Pond, local dining, boutique retail, and major regional roadways, including the Long Island Expressway, Northern State Parkway, and Glen Cove Road.

The offering is further distinguished by its historic architectural character, high-visibility storefronts along Old Northern Boulevard, and diversified income profile across service-oriented retail, food and beverage, boutique commercial tenants, and luxury residential units. These attributes create a durable cash-flowing investment with long-term relevance in an affluent Gold Coast trade area.



◆ THE OFFERING

Section / Block / Lots	20 / A / 19, 66, 67
Property Type	Mixed-Use Retail & Residential
Buildings	4
Total Building Size	±20,313 SF
Site Area	±0.44 Acres
Commercial Units	9
Residential Units	3 Luxury Apartments
Parking	22 On-Site Surface Spaces

◆ FINANCIAL SNAPSHOT



EFFECTIVE GROSS ANNUAL INCOME

\$990,313



TOTAL EXPENSES

\$219,800



NET OPERATING INCOME

\$770,513

INVESTMENT HIGHLIGHTS

01 IRREPLACEABLE ROSLYN VILLAGE MIXED-USE ASSET

- Rare opportunity to acquire a legacy-quality asset in the heart of historic Roslyn Village
- Four-building mixed-use property totaling ±20,313 SF across ±0.44 acres
- Highly visible storefront frontage along Old Northern Boulevard

02 AFFLUENT GOLD COAST LOCATION

- Positioned within one of Long Island's most established North Shore communities
- Proximate to Roslyn's Duck Pond, Main Street Historic District, Americana Manhasset, and surrounding Gold Coast villages

03 DIVERSIFIED INCOME STREAM

- Income profile supported by 9 commercial units and 3 luxury apartments
- Tenant mix includes boutique retail, food and beverage, service-oriented users, and residential income
- Diversified rent roll reduces reliance on any single tenant or use

04 ON-SITE PARKING & VILLAGE WALKABILITY

- 22 on-site surface parking spaces provide meaningful convenience in a village setting
- Steps from Roslyn's waterfront, dining, cafés, boutique shops, and historic landmarks
- Immediate access to the Long Island Expressway, Northern State Parkway, and Glen Cove Road







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FOR MORE INFORMATION, PLEASE CONTACT

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