

BUILDING COMPLEX FOR SALE

518-526 E. Main St. Riverhead, NY 11901

Sale Price: \$5,250,000



Richmond Realty Corp

889 Harrison Ave
Riverhead, NY 11901
Office: 631-727-5500
Fax: 631-727-5545

Call Isaac "Ike" Israel

Cell: 631-902-5202

Ike@richmondrealtycorp.com

RichmondRealtyCorp.com

OFFICE COMPLEX FOR SALE

518-526 E. Main St. Riverhead, NY 11901

Sale Price: \$5,250,000



Property Highlights:

Property Size: 1.7 Acres

Space Available: Approx. 16,400 SF

Zoning: DC-4

Parking: 95 Private Parking Spaces

Taxes: \$62,172.63 (TY 25-26)



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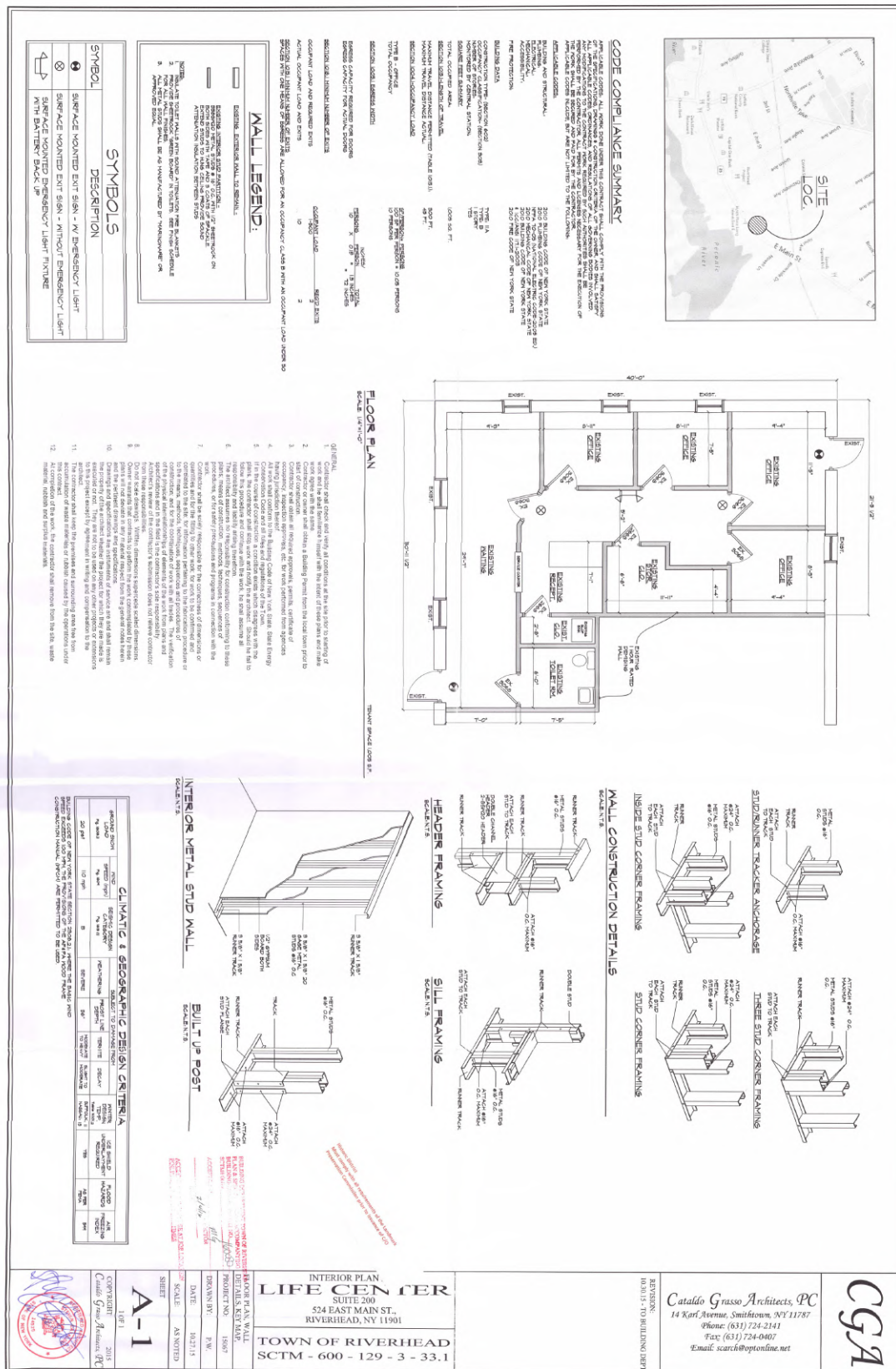
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Floor Plan



Site Survey

Survey



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518-526 E. Main St. Riverhead	
<u>Tenants</u>	<u>Annual/ Actual 2026</u>
Profesional PT	\$ 93,516.00
Riverehad Community Awareness Program	\$ 25,860.00
NYS Dept of Education	\$ 45,873.00
Social Security Administration	\$ 276,826.56
Gilbert, Blaszyk & Milburn, LLP	\$ 29,196.00
Community Savings	\$ 19,080.00
Additional Rent: Tax, Insurance, and CAM increases	\$ 42,020.00
<u>Rental Income</u>	\$ 532,371.56
<u>2025 Expenses</u>	
RE Taxes	\$ 62,172.63
Verizon Fire Alarm	\$ 4,414.95
Worker's Comp	\$ 808.63
Insurance	\$ 22,871.49
Snow Plowing	\$ 8,000.00
Utilities- Electric	\$ 2,855.50
Utilities- Water	\$ 1,133.70
Garbage	\$ 7,938.36
Fire Alarm Monitoring	\$ 2,252.18
Repairs and Maintenance	\$ 12,000.00
Property Management	\$ 15,000.00
Cleaning	\$ 26,666.45
Fire Systems Maintenance	\$ 903.50
Landscaping & Irrigation	\$ 5,918.66
Accounting/ Bookkeeping	\$ 1,500.00
<u>Total Expenses</u>	\$ 174,436.05
<u>Net Operating Income</u>	\$ 357,935.51

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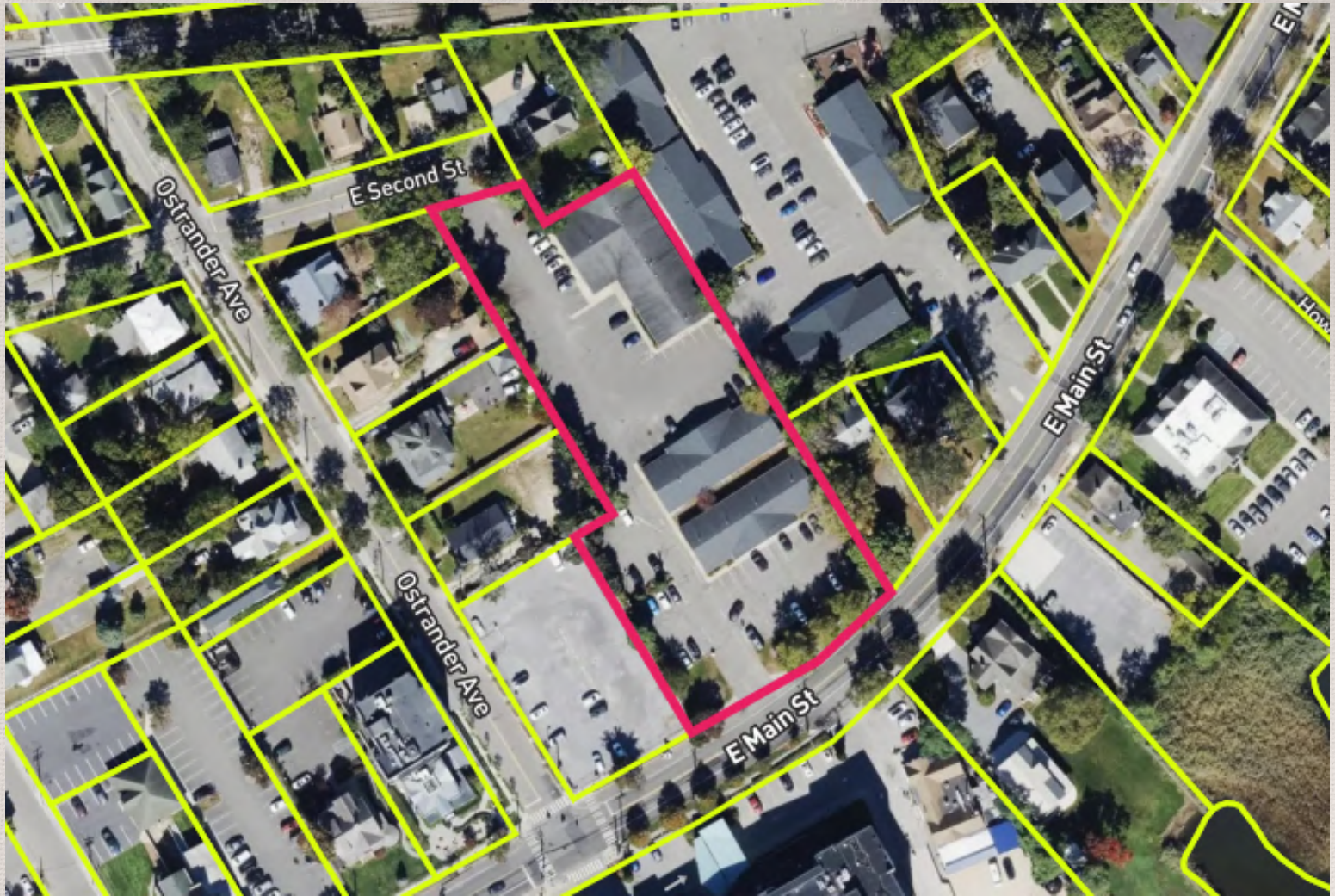
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Map



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