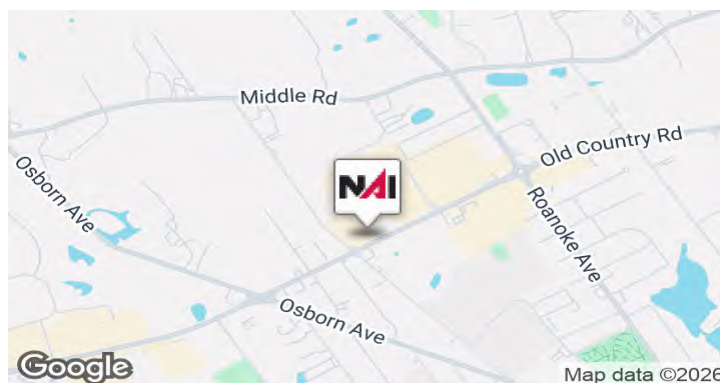




1190 Old Country Rd Riverhead, New York 11901

Property Highlights

- Currently 100% occupied, but can be delivered vacant at closing
- 3,446 SF building
- 2 units
- Built in 1959 and renovated
- Zoned SC
- Strategic Riverhead location



For More Information

Lee Rosner, SIOR CCIM

O: 631 761 6886

lrosner@nailongisland.com | NY #10491210862

Neil Crawford

O: 631 761 9407

ncrawford@nailongisland.com

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.



Property Description

Ideal for Owner-Users: This property offers a rare opportunity for immediate owner-occupancy, with both current tenants able to vacate before closing. Sited on a 0.36-acre lot with 20 private parking spaces, 1190 Old Country Road is a well-maintained, 3,446 SF two-unit medical office building featuring direct access to County Road 58. The building is connected to town sewer and zoned SC (Shopping Center), allowing for versatile future conversions to retail, office, or restaurant use.

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.

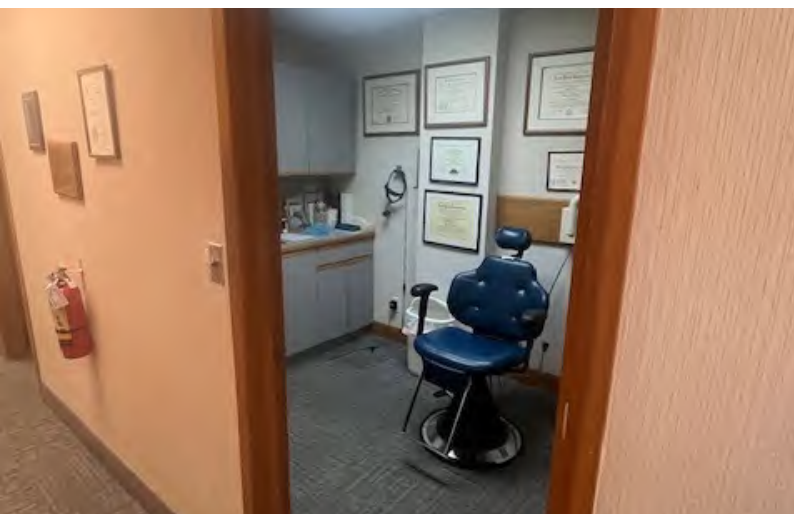
1190 Old Country Rd, Riverhead, NY 11901

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.

NAI Long Island

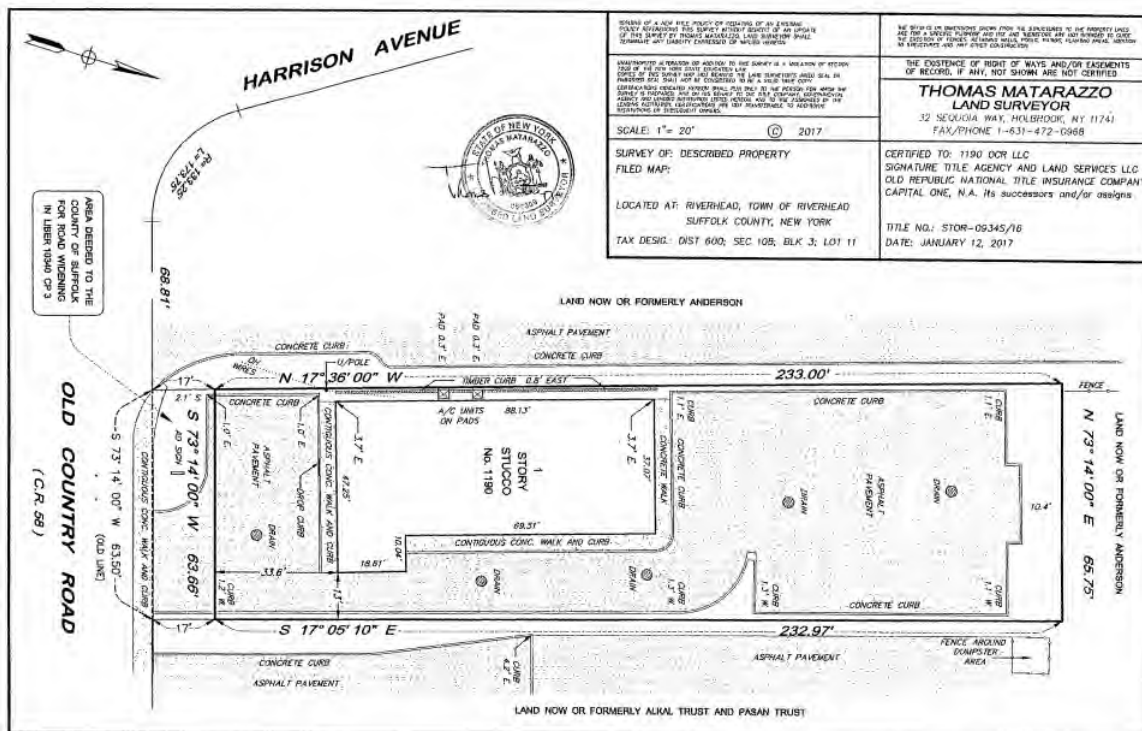
For Sale

Office | Medical | Retail | Restaurant
\$1,475,000



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.

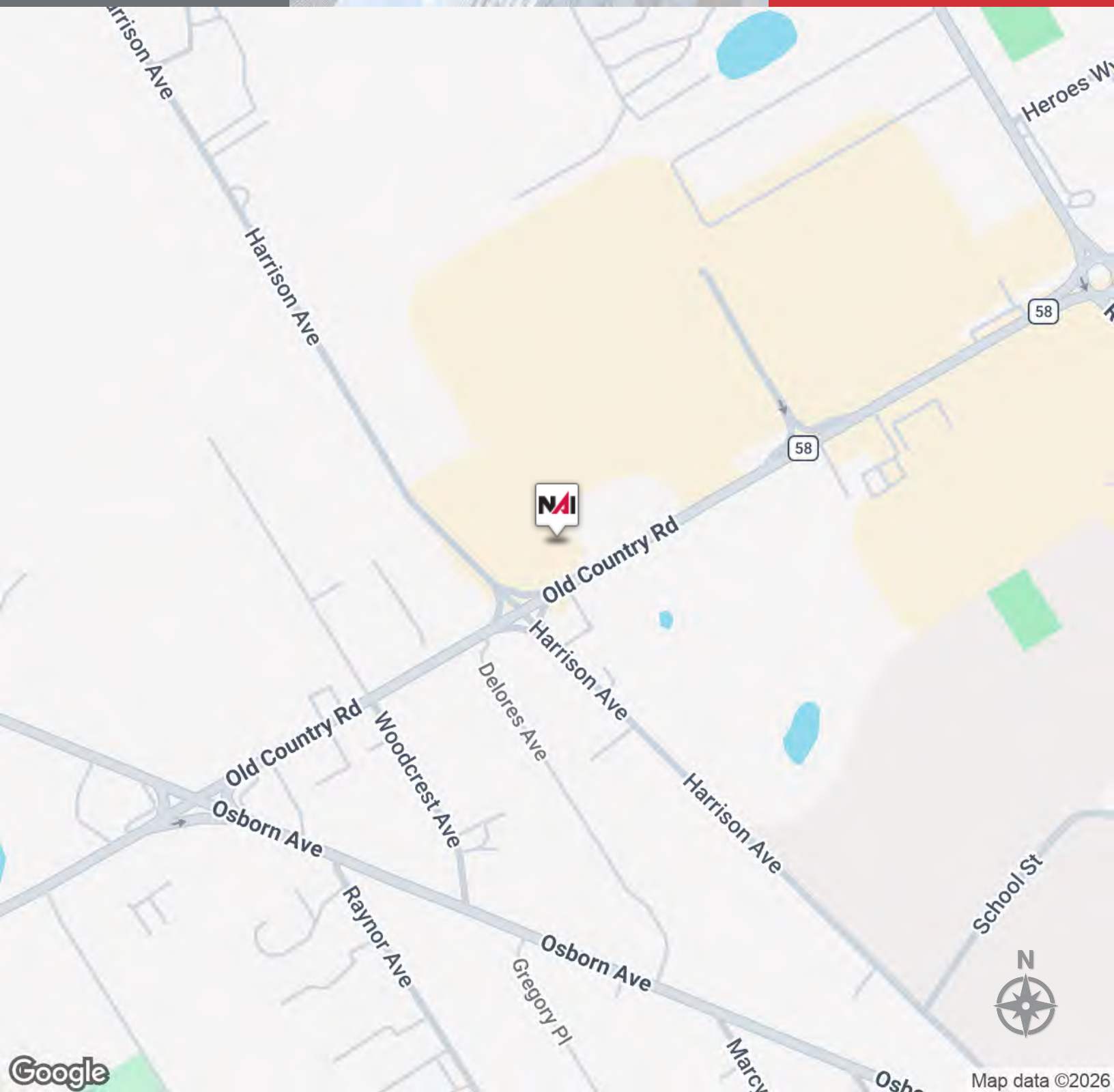


1190 Old Country Rd, Riverhead, NY 11901

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.



1190 Old Country Rd, Riverhead, NY 11901



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.

NAI Long Island

For Sale

Office | Medical | Retail | Restaurant

\$1,475,000



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.



Neil Crawford

Senior Director

ncrawford@nailongisland.com

Direct: 631.761.9407 | Cell: 917.940.9341

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)

NAI Long Island
1601 Veterans Memorial Highway Suite 420
Islandia, NY 11749
631.232.4400

1190 Old Country Rd, Riverhead, NY 11901