

3951 Lake Avenue, Riverhead, NY 11901

FOR SALE

IDEAL FOR RETAIL/OFFICE/MEDICAL



585 Stewart Avenue-Suite 790, Garden City, NY 11530

Office: 516.203.8100 Fax: 516.203.8199

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

For Further Information
Contact:

DAVID B. SARGOY

Director Comm'l RE Division
Brown Harris Stevens
516.203.8134
dsargoy@bhsusa.com

ALLAN DORMAN

Lic. Salesperson
Brown Harris Stevens
631.387.3540
adorman@bhsusa.com

**Brown
Harris
Stevens** **Bold
Honest
Smart**

Property Highlights

PLOT SIZE:	1.08 acres
HEAT:	Gas
BUILDING SIZE:	15,819 square feet
A/C:	Central A/C
YEAR BUILT:	1984
AMPS:	Heavy Power
ZONING:	HB (Highway Business)
CEILING HEIGHT:	20' +
REAL ESTATE TAXES:	\$18,000.00
PARKING:	75+ cars
EXPANSION:	Possible to expand building

PURCHASE PRICE UPON REQUEST

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AVAILABLE SPACE:

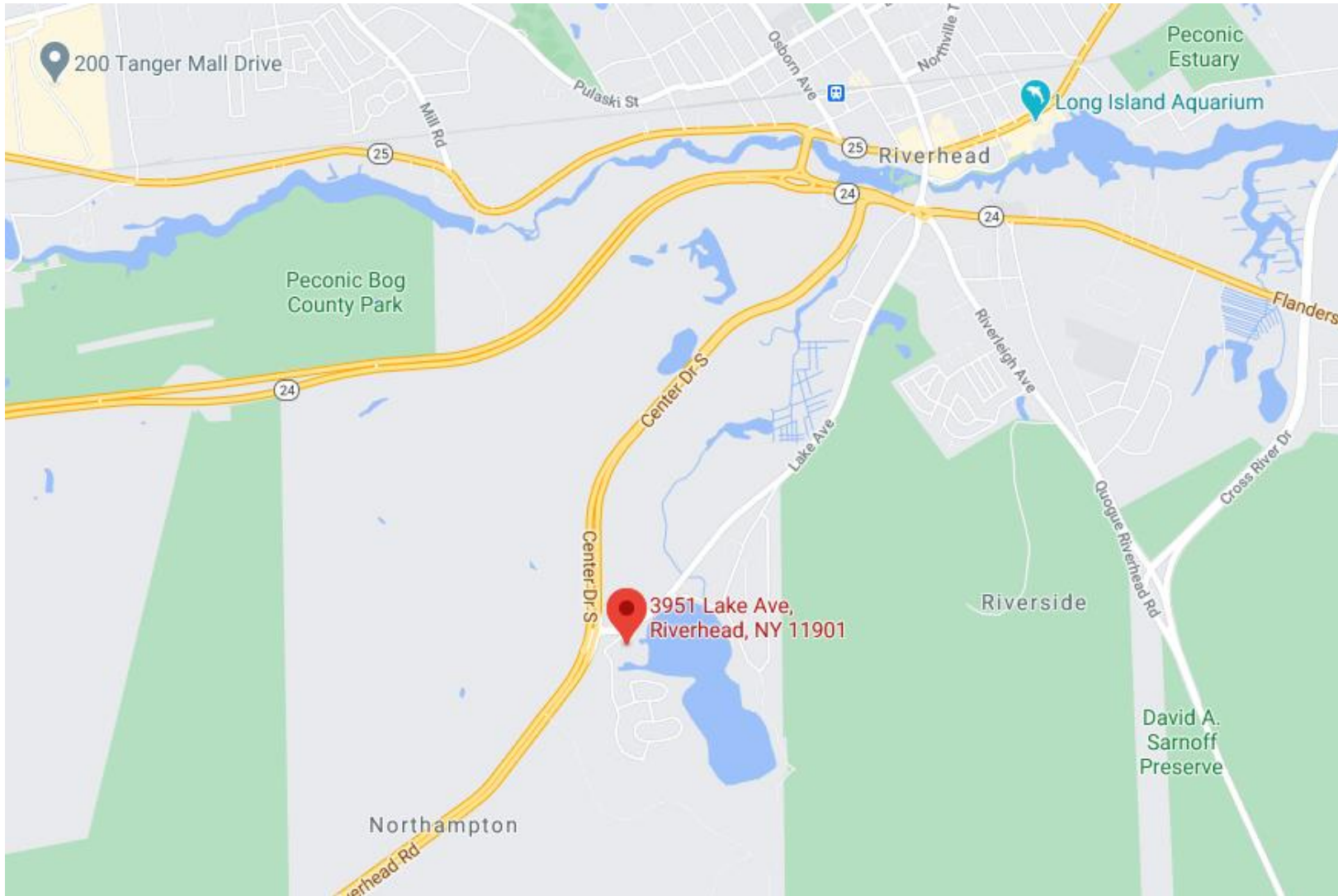
- Floor 1: 16 lanes, restaurant, bar, party room, bathrooms
- Floor 2: 1,600 square foot party room for 75± people



COMMENTS:

- Close proximity to Downtown Riverhead and Suffolk Community College
- Excellent visibility & signage on Lake Avenue
- Easy access from Moriches Riverhead Road Wildwood Lake is adjacent to Property

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