

For Sale & Lease

Office/Medical/Retail

4,510 SF



1201 Ostrander Avenue

1201 Ostrander Avenue
Riverhead, New York 11901

Property Description

Outstanding opportunity for single occupancy or for redevelopment. Site is pre-approved for 16,000 sf. Includes a large parking lot with 2 curb cuts for 45 cars. Zoned BC (Business Center). City water & cesspool with municipal sewer available at the lot line.

Industrial Details

Min Available SF	4,510 SF
Max Available SF	4,510 SF
Total Available SF	4,510 SF
Gross Building Area (GLA)	4510
Sale Price	Sale price available upon request
Sale Price PSF	-
Lease Rate PSF	\$28.00 SF/yr (NN)
Lease Type	NN
Taxes PSF	\$5.06

OFFERING SUMMARY

Sale Price	Sale price available upon request
Available SF	4,510 SF
Lease Rate	\$28.00 SF/yr (NN)
Lot Size	1.5 Acres
Building Size	4,510 SF

For more information

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§ 301-92. Uses.

In the BC Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted uses:

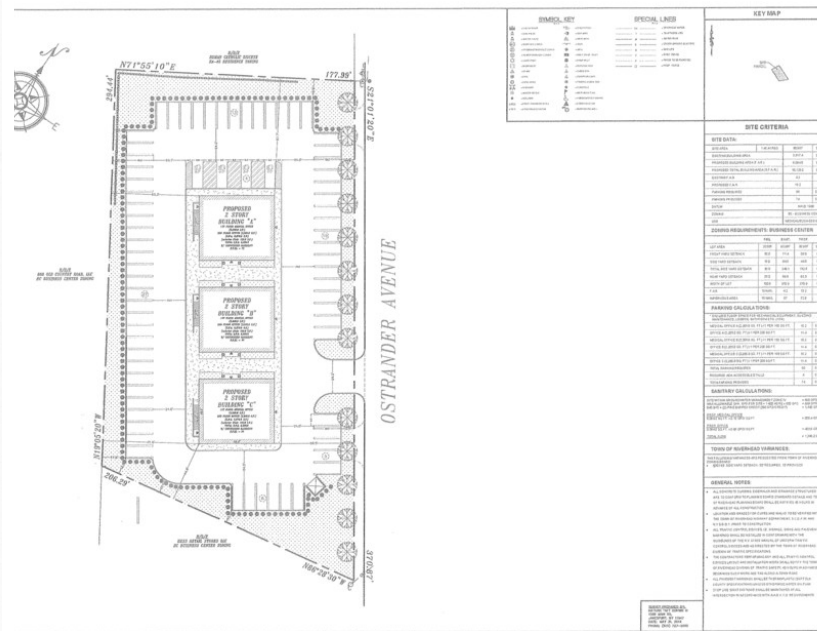
- (1) Retail stores.
- (2) Personal services.
- (3) Restaurants, cafes, banquet facilities, and ice cream parlors.
- (4) Bakeries with retail sales on premises, specialty food stores.
- (5) Banks.
- (6) Health clubs and spas.
- (7) Radio or television broadcast studios.
- (8) Offices.
- (9) Professional offices.
- (10) Dealerships for new motor vehicle and boat sales.
- (11) Indoor sports and recreation facilities. [Added 12-5-2006 by L.L. No. 52-2006]

B. Special permit uses:

- (1) Car washes.
- (2) Motor vehicle repair shops.
- (3) Restaurants, drive-in, curb-service, when not adjacent to any residential zoning district or use. [Added 7-15-2014 by L.L. No. 8-2014]

C. Accessory uses. Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

- (1) Drive-through windows for banks, restaurants and pharmacies. [Amended 1-17-2006 by L.L. No. 3-2006; 7-15-2014 by L.L. No. 8-2014]
- (2) Sales of preowned motor vehicles and boats, as accessory to a dealership for new motor vehicles and boats.



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