

116 Oakland Ave

*Exclusive
Listing*

PROFESSIONAL BUILDING FOR SALE

RARE REDEVELOPMENT OPPORTUNITY ♦ EXCELLENT OWNER-USER

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

CONFIDENTIALITY

Realty Connect USA and/or Ron Epstein, (collectively and individually "the Agent"): All the information contained in and throughout this report and any related attachments, amendments and supplements (collectively hereinafter, the "Document") is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Agent and should not be made available to any other person or entity without the written consent of the Agent. This Document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.



CONFIDENTIALITY & DISCLAIMER

DISCLAIMER

The information contained herein is not a substitute for a thorough due diligence investigation. Nothing contained anywhere in the Document constitutes investment, legal or tax advice. The information contained in the Document is based upon information considered by the Agent to be reliable; however, no representations or warranties are offered or implied about its authenticity, accuracy or completeness or the data or the assumptions, calculations, estimates, projections, valuations, conclusions, interpretation or application thereof for any purposes whatsoever. By reviewing the Document, you agree that you do so at your own discretion and Agent is not liable in any way and without limitation, directly or indirectly, for any errors or omissions, nor for any loss or damage arising from the use, misuse, inability to use or understand, or for the reliance upon any information contained in the Document. Investment in the properties or other investments referred to in the Document carries a high degree of risk, including loss of principal and should not constitute the sole or main investment of any investment portfolio. Past performance is no guarantee of future results. The value of any investment can decrease or increase and may be affected by a wide array of market conditions, such as fluctuations in interest rates, perceived market values and valuations, property yields and other factors.

The Agent has not verified, and will not verify, any of the information contained herein, nor has the Agent conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Agent is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Agent, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of the Agent, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. The Agent has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. the Agent's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Agent and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

THE LEGAL STUFF

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA



INVESTMENT SUMMARY

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

INVESTMENT SUMMARY

116
Oakland Ave
Port Jefferson, NY



INVESTMENT SUMMARY

Building:	5,250 sf
Property:	0.34 ac
Taxes:	\$19,944

INVESTMENT HIGHLIGHTS

- ✓ 5,250 square feet on 1 level
- ✓ 22 on-site parking spaces
- ✓ Within the **Upper Port Revitalization District**
- ✓ 600 feet from the newly renovated Port Jefferson **Long Island Railroad** Station
- ✓ 700 feet from Mather Hospital (234 beds, 985 employees*)
- ✓ **Hundreds** of new and under-construction apartments a stones-throw away
- ✓ Rock-solid masonry block construction – perfect for just about any **professional use**
- ✓ Building Delivered Vacant
- ✓ **Value-Add opportunity** through potential expansion and **generous zoning** regulations in the UPRD

*Source: zoominfo.com

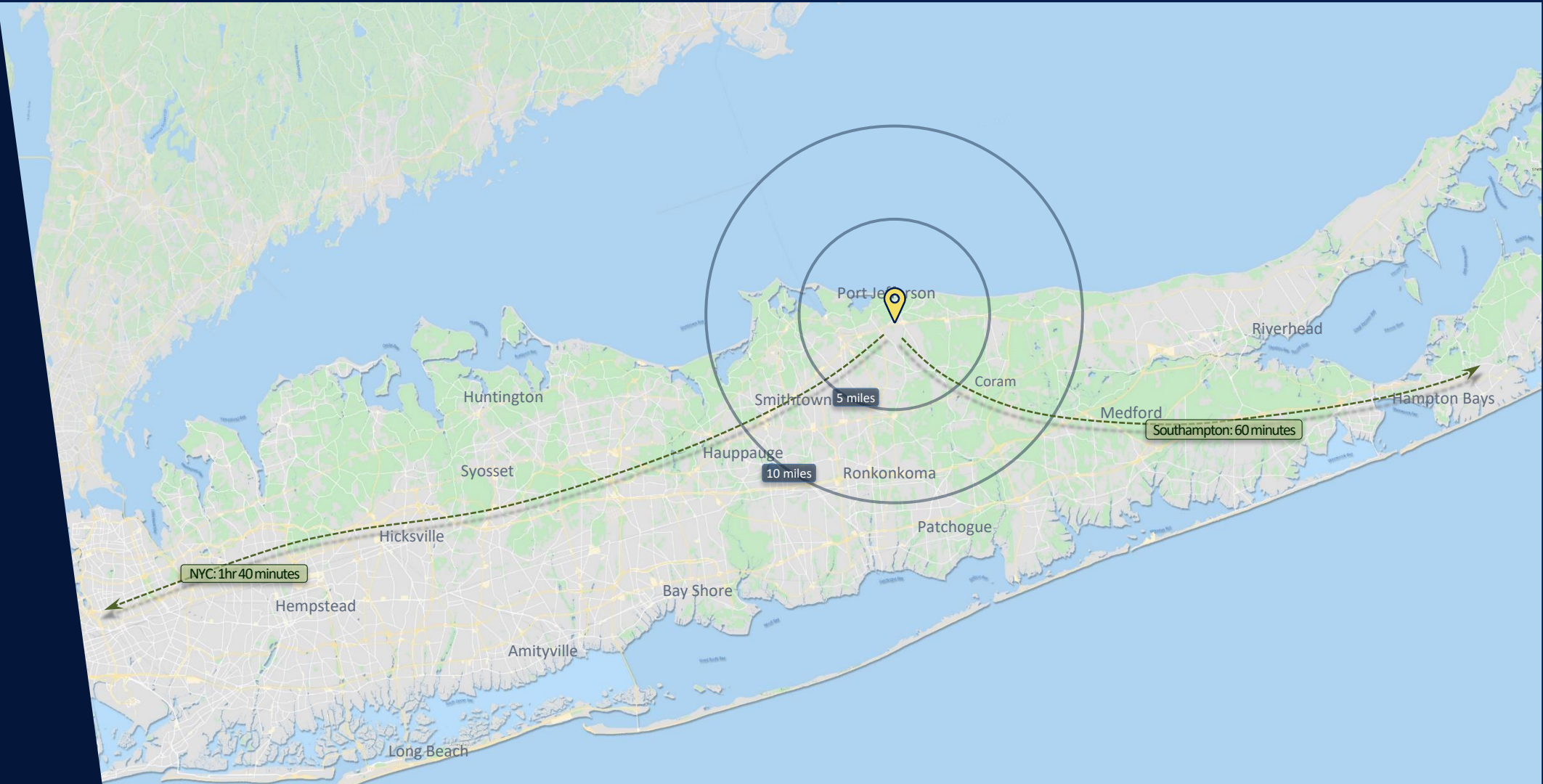


MARKET OVERVIEW

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA



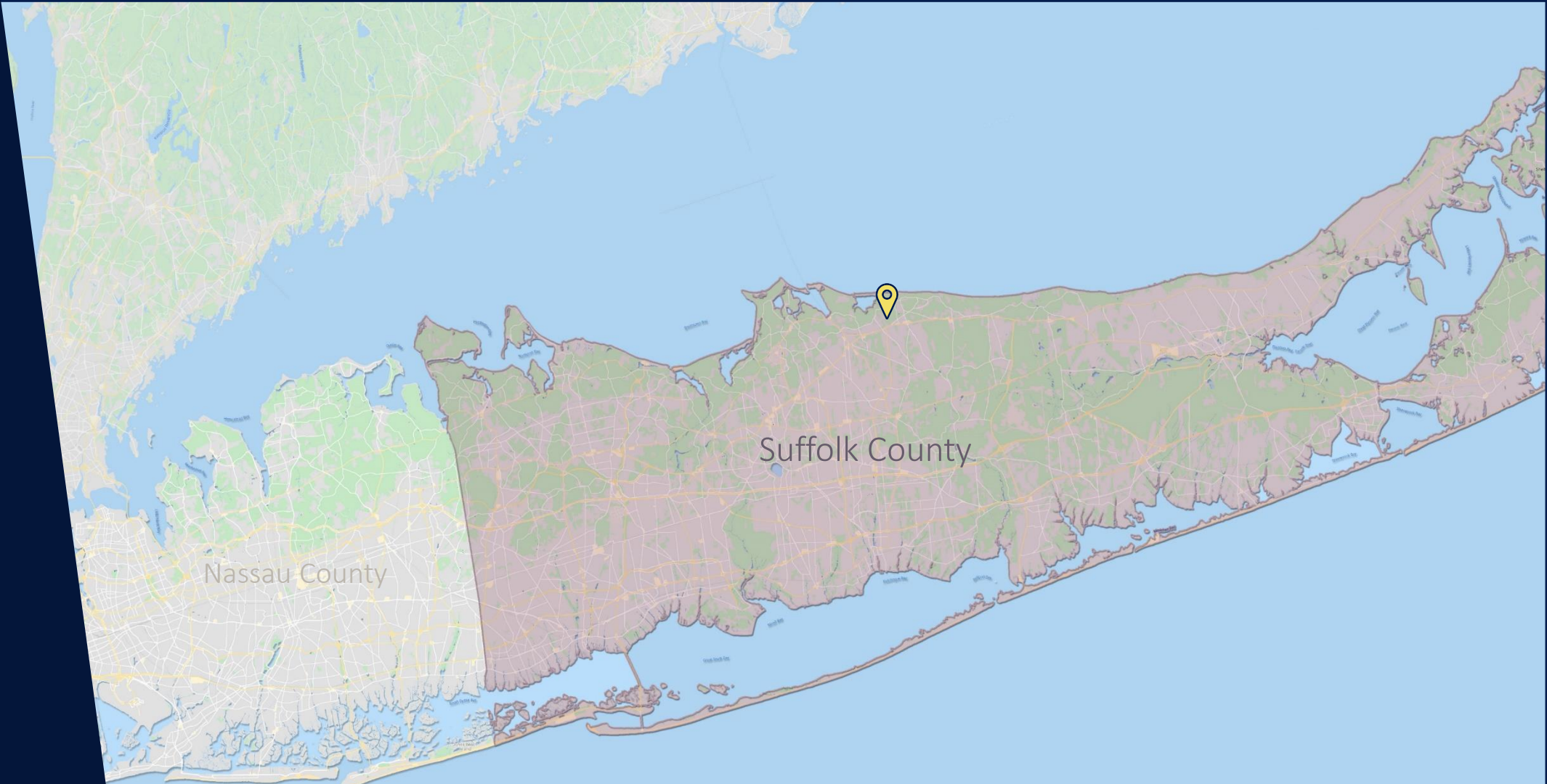
MARKET OVERVIEW

LONG ISLAND

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS





MARKET OVERVIEW
SUFFOLK COUNTY

Nassau County

Suffolk County

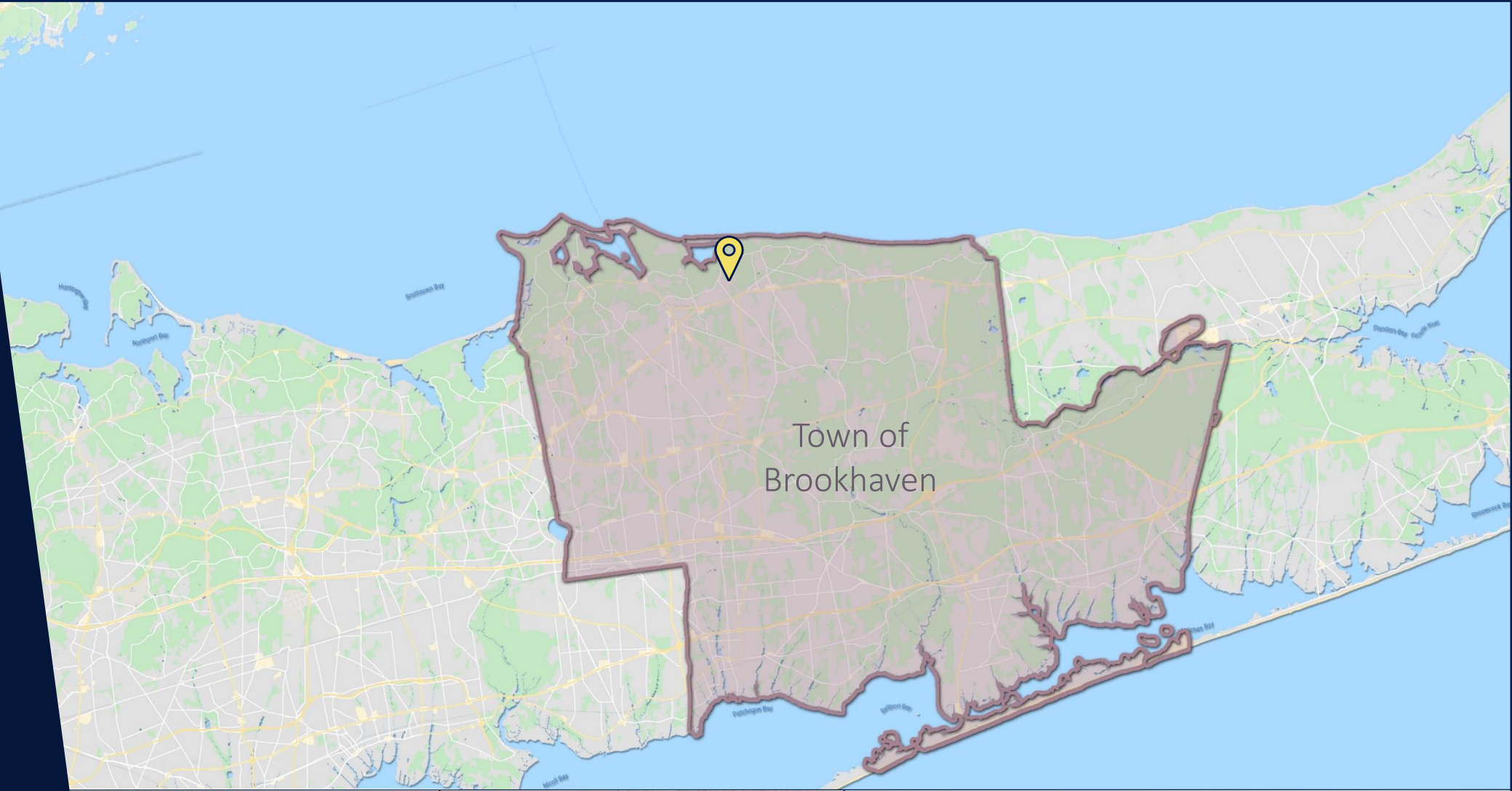
116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS



SUFFOLK COUNTY is situated at the eastern part of Long Island, being 2nd largest in New York State by area and 4th largest in population, being part of the New York City MSA. Emerging as a global leader in biomedical engineering with world-class institutions like **Cold Spring Harbor Labs**, **Stonybrook University** and **Brookhaven National Laboratory**, which has recently been selected by the US Department of Energy for its new **Electron-Ion Super-Collider**, cementing Suffolk County's position as America's "**BioTech Valley**" It also enjoys a burgeoning wine region as well as its celebrated beach communities, including Fire Island, Ocean Beach, and the Hamptons and Montauk on the east end. Forbes magazine named Suffolk County in its list of the top 25 richest counties in America with an estimated average household income exceeding \$132,000.

MARKET OVERVIEW
TOWN OF BROOKHAVEN



116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS
Powered by RealtyConnectUSA



The **TOWN OF BROOKHAVEN** is the largest of New York State's 932 townships by area and is the most populous in Suffolk County. It is also the only town in Suffolk that to both shores of Long Island. The leading employers in the region are **Sony Brook University**, an international research University with 13,500 faculty and 24,000 students on its 1,100-acre campus; and **Brookhaven National Labs** advanced scientific research facility, with its 2,500 professors and staff, which in 2020 was selected by the **Department of Energy** as the site for development of the **\$2.6 billion Electron-Ion Collider**, the most technologically advanced facility of its kind in the world. Of historical interest is that Setauket was the first town settled in this region, and was the seat of George Washington's infamous **Cupler Spy Ring** (portrayed in the popular Netflix miniseries "Turn").



THE LOCATION

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

THE UPPER PORT REVITALIZATION

GET A PIECE OF THE ACTION

The **Upper Port Revitalization** district was adopted in 2018 and has ushered in extraordinary changes to the area.

Leveraging and enhancing the existing infrastructure, significant new **mixed use** and **multifamily** developments have sprung up in the LIRR-Oakland Ave-North Country Rd triangle in what is known as "Upper Port Jeff." This archetypal **Transit Oriented Development** is a model for what happens when all the stakeholders come together to improve their community and create opportunity.

The UPRZ is bounded by the giant **Mather Hospital** and the **newly renovated** Long Island Railroad station; just minutes to downtown Port Jefferson Village and the Port **Jeff-Bridgeport Ferry** line. Major regional developers have committed to this growing area with important new projects.

"BUY LAND - THEY AIN'T MAKING ANY MORE OF THE STUFF"

Will Rogers' famous quip is rarely more applicable than it is here. The defined area of the UPRD is pocket-sized and **commercial properties here are extremely limited**. You won't want to look back with regret about not getting in on *a piece of the action*.

THE LOCATION

REVITALIZATION DISTRICT

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

THE LOCATION

REVITALIZATION DISTRICT
DEVELOPMENT PROJECTS

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA






Mather Hospital (Northwell)
248 Beds, 985 Employees



ONE NORTH
One North
apartments under construction



THE HILLS
AT
PORT JEFFERSON VILLAGE
The Hills
74 apartments



HEATHERWOOD
LUXURY RENTALS
Heatherwood House
272 apartments



North Shore Professional Center
70 North Country Road • Port Jefferson, NY 11777



HIGHLANDS
condominiums



Port Jefferson Crossing
45 apartments + retail



MTA Long Island Rail Road
Port Jefferson Station



Mather Hospital

PROPERTY PHOTOS
AERIAL VIEW NORTHEAST

116 Oakland Ave
Port Jefferson, NY



LIRR Port Jeff Station

Port Jefferson Crossing

The Hills
At Port Jefferson Village

Mixed-use complexes among ongoing plan to revitalize Upper Port area



Rendering of One North, a mixed-use complex on the former site of the Lobster House seafood restaurant in Port Jefferson. The complex is set to open in 2023. Credit: Port Development LLC / Eric Nicosia

By Carl MacGowan
carl.macgowan@newsday.com [Twitter](#) CarlMacGowan
January 15, 2022

Newsday

A yearslong effort to transform a rundown section of Port Jefferson is starting to reshape the skyline around the village's train station.

An apartment-retail complex two blocks away from the Long Island Railroad stop is nearing completion, and another is set to start construction later this year at the intersection of Main Street and North Country Road.

Those projects, and others either completed or on the drawing board, are part of a plan finalized in 2015 to revitalize the Upper Port neighborhood, which had decayed in recent decades even as Port Jefferson's downtown waterfront thrived with chic shops and restaurants.

"Nothing happens overnight, especially in government and development," Mayor Margot J. Garant told Newsday. "As you come to the village from Port Jeff Station, coming north, that's really going to change the gateway coming into the village."

Rochester-based Conifer Realty later this year plans to open Port Jefferson Crossing, a three-story complex near the train station that would include first-floor shops and about 40 upper-floor apartments, Garant said. Conifer has proposed a second "mirror image" complex that would be built nearby, she said.

January 15, 2022

Uptown Port Jeff undergoes transformation

Community Government Local Government Port Times Record Village of Port Jefferson Raymond Janis

October 28, 2022



The street-level view of the Port Jefferson Crossing apartments, a 45-unit affordable housing complex opening within weeks.
Photo by Raymond Janis



The transformation of Upper Port is happening in real time after years of well-documented social issues and underinvestment.

In the coming weeks, the village will complete two major initiatives. Station Street will soon open to traffic, and the Port Jefferson Crossing apartments, a 45-unit affordable housing complex developed by Conifer Realty, will launch.

As these projects open, further planning is in full swing. Conifer is working with the Village of Port Jefferson Planning Board on a second development located at the Main and Perry streets intersection. Meanwhile, the Board of Trustees is actively pursuing a vision for the proposed Six Acre Park along Highlands Boulevard.

In an exclusive interview with Mayor Margot Garant, she summarized the activities. "I think we've made great progress," she said. "I think it's a great start to what will continue to make [Upper Port] a safe and welcome place."

- October 28, 2022 [Uptown Port Jeff undergoes transformation](#) | [TBR News Media](#)

THE LOCATION DEVELOPMENT ACTIVITY

116 Oakland Ave Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

TRANSPORTATION

116 Oakland Avenue is just a few feet away to the growing and reinvigorating Port Jefferson Main Street scene.

But that is only the beginning of the story – you can also easily travel far and wide, with convenient and unique options.

TWO IF BY LAND

Getting to Manhattan's **Penn Station** is an easy "2-seat ride" on the Long Island Railroad, with a change at Jamaica Station or Huntington Station, in as little as 1 hour and 36 minutes. Rebuilt in 2019, the **Port Jefferson Long Island Railroad** station is just **600-feet** away from **116 Oakland Ave**

Still insist on driving? That works too. Nesconset Highway (Route 347) is a 4-minute mile away, and the Long Island Expressway is less than a 10 minute drive.

ONE IF BY SEA

Long Island drivers travelling north to **New England** have a better options than breathing exhaust sitting in endless traffic jams on congested highways: The **Port Jefferson Ferry**. For those living in Port Jefferson, the ferry can save over three hours or more of driving time and save **200 miles** of wear and tear on both their cars and their nerves. With up to 10 round trips daily, taking the Ferry is cost effective and convenient.



MARKET OVERVIEW

TRANSPORTATION

**116
Oakland Ave**
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA



THE PROPERTY

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

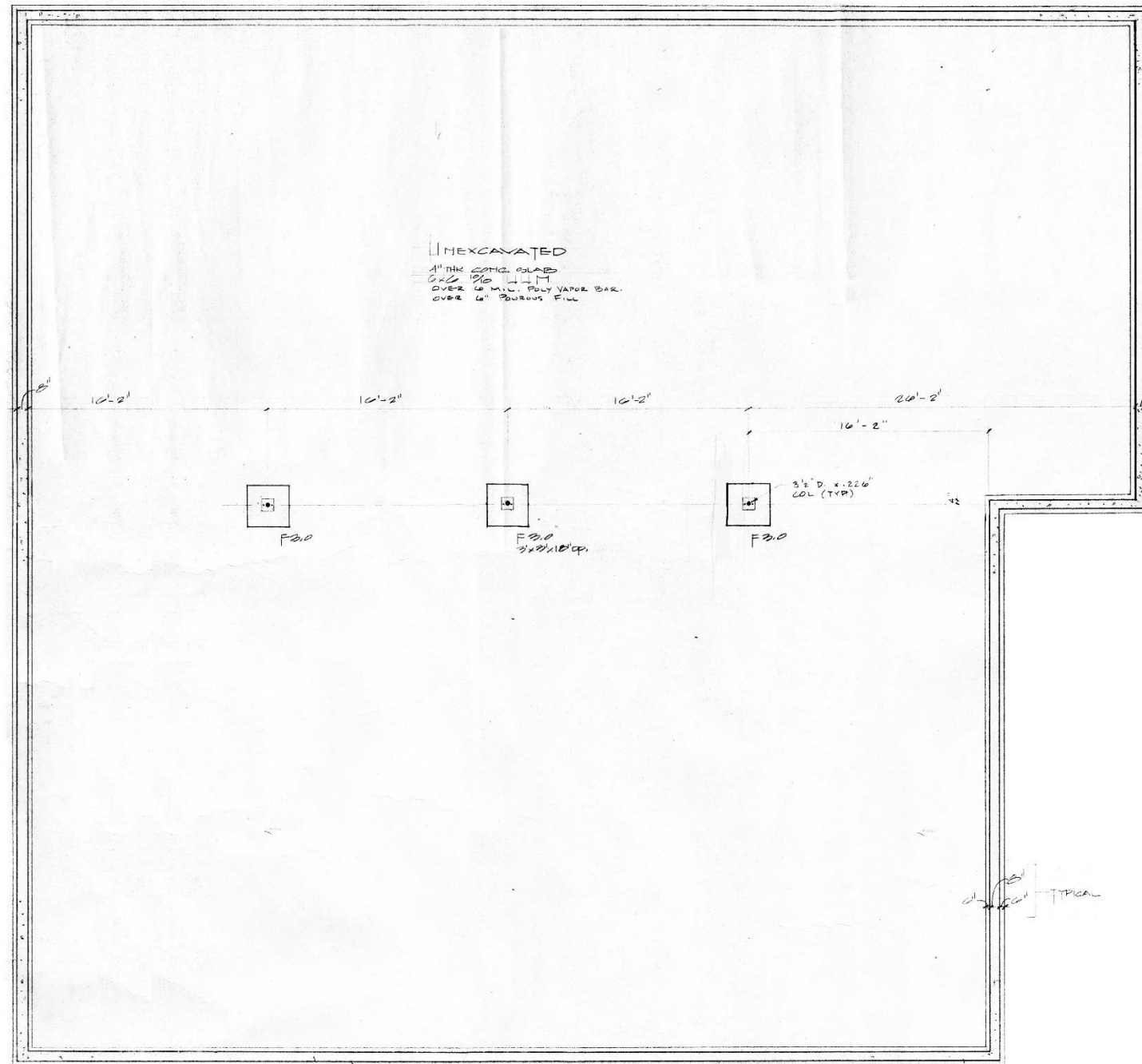
THE PROPERTY

BUILDING FOOTPRINT

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA



The building is
~5,250 square feet
on .34 acres, with 22
parking spaces.

The property has
80' of frontage on
Oakland Avenue, as
well as rear access
and parking on
Walnut Street.

The property sits
entirely within the
C2-PO overlay
district

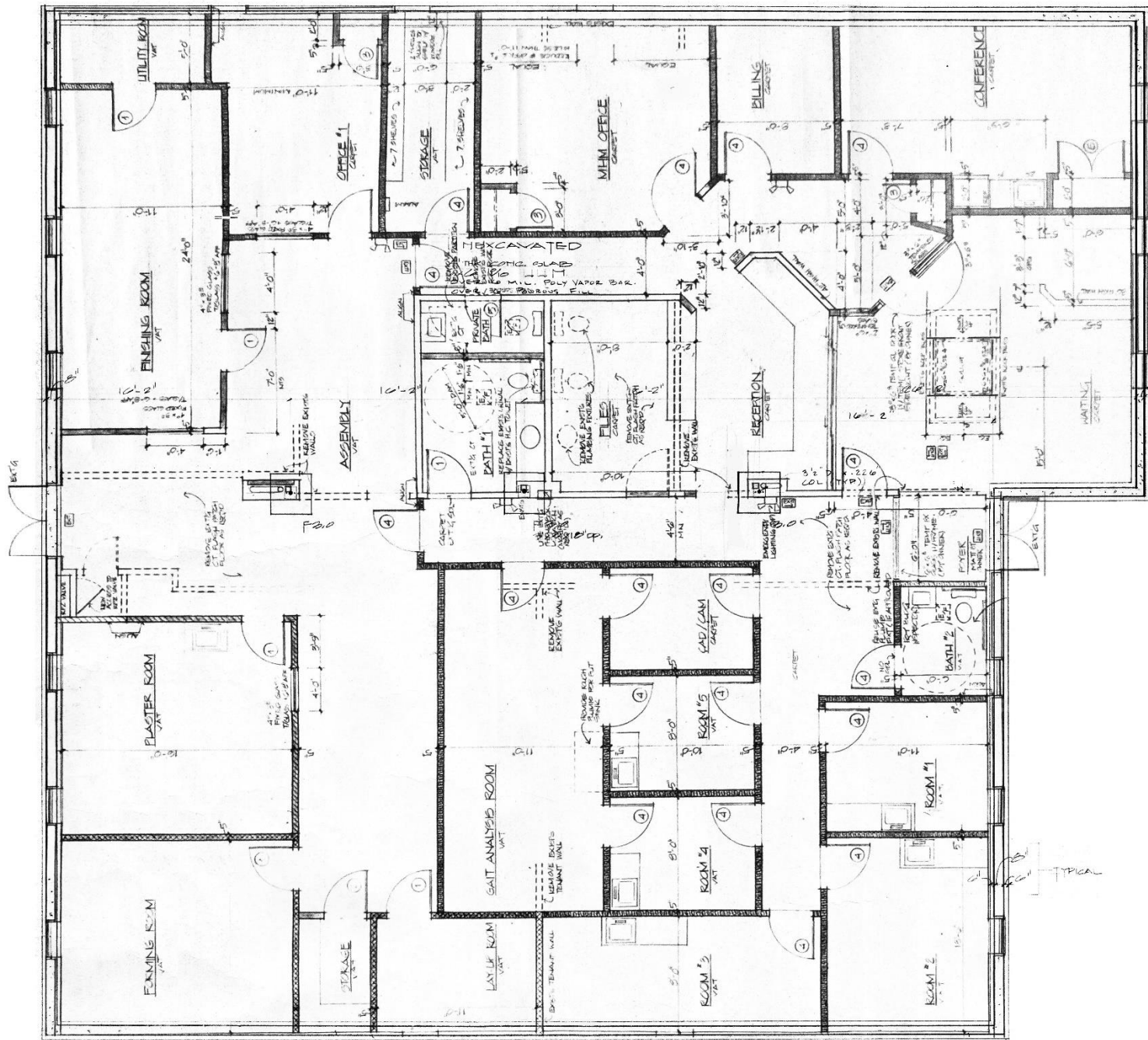
Bulk & Parking
Regulations can be
[downloaded here](#)

The entire UPR
Study can be
[downloaded here](#)

THE PROPERTY
FLOORPLAN

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS



The building is
~5,250 square feet
on .34 acres, with 22
parking spaces.

The property has
80' of frontage on
Oakland Avenue, as
well as rear access
and parking on
Walnut Street.

The property sits
entirely within the
C2-PO overlay
district

Bulk & Parking
Regulations can be
[downloaded here](#)

The entire UPR
Study can be
[downloaded here](#)



The building is ~5,250 square feet on .34 acres, with 22 parking spaces.

The property has 80' of frontage on Oakland Avenue, as well as rear access and parking on Walnut Street.

The property sits entirely within the C2-PO overlay district

Bulk & Parking Regulations can be [downloaded here](#)

The entire UPR Study can be [downloaded here](#)

THE PROPERTY
FLOORPLAN OVERLAY

116
Oakland Ave
Port Jefferson, NY



PROPERTY PHOTOS

116
Oakland Ave
Port Jefferson, NY

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA



PROPERTY PHOTOS
OAKLAND AVE

116 Oakland Ave
Port Jefferson, NY



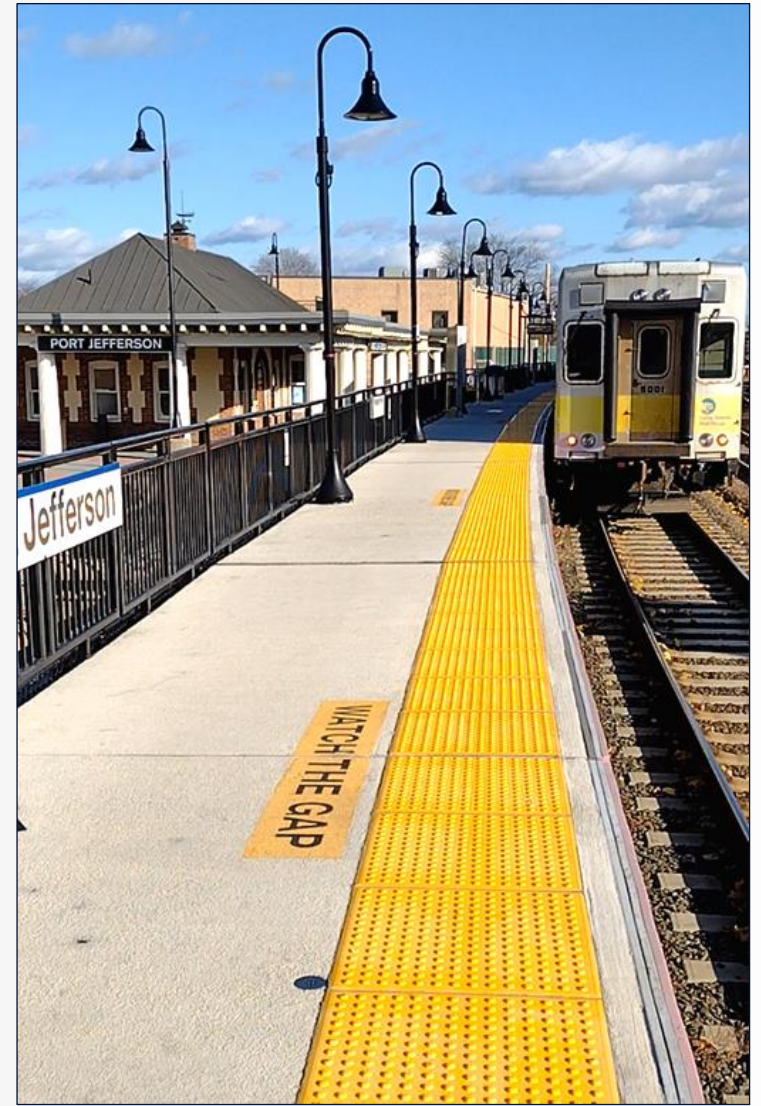
PROPERTY PHOTOS
REPRESENTATIVE INTERIOR PHOTOS

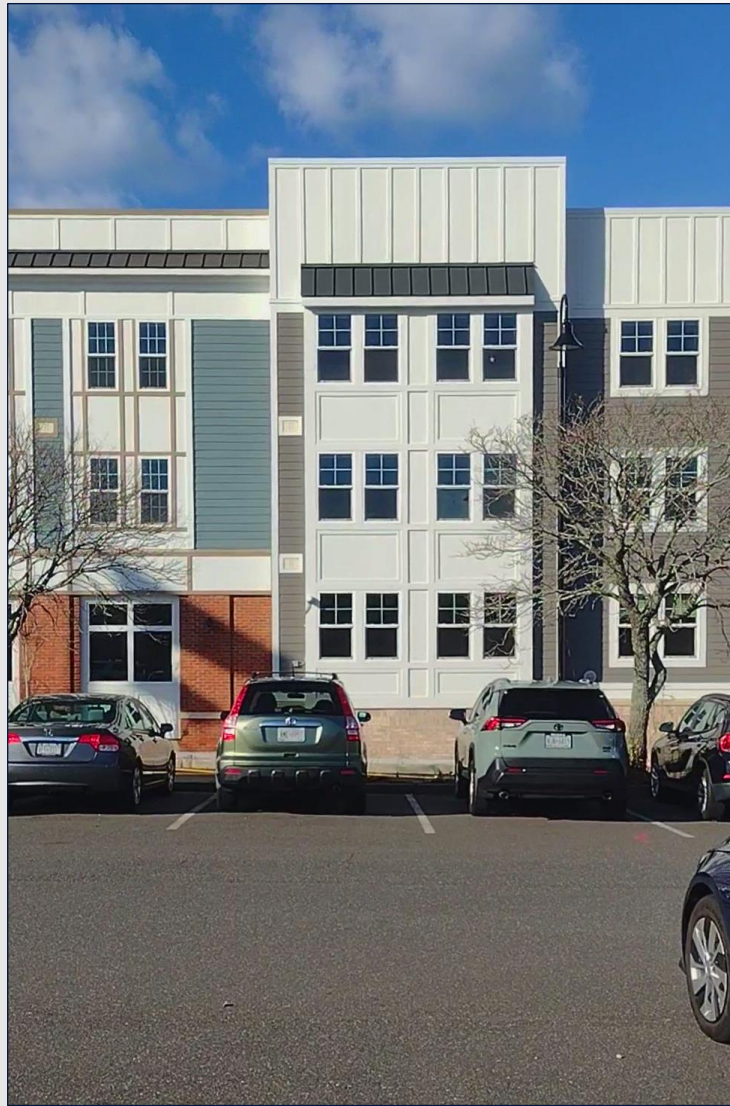
116 Oakland Ave
Port Jefferson, NY



PROPERTY PHOTOS
ROOF

116 Oakland Ave
Port Jefferson, NY







PROPERTY PHOTOS

"ONE NORTH" under construction on N Country Rd

116 Oakland Ave
Port Jefferson, NY

FINANCIAL ANALYSIS
FLOORPLAN

116
Oakland Ave
Port Jefferson, NY



CONTACT



Ron Epstein

Licensed Real Estate Broker

Associate Broker
RC Commercial Partners
repstein@rccommercialpartners.com
o: 631-870-7180 m: 516-815-2177
35 Arkay Drive • Ste 300 • Hauppauge NY 11788

 [About me](#)  [Email me](#)

CONTACT

Exceptional Real Estate Guidance[®]



Adrienne Faranda

Associate Broker
Realty Connect USA
afaranda@realtyconnectusa.com
c: 516-551-5590
35 Arkay Drive • ste 300 • Hauppauge NY 11788

 [Email me](#)