



McGuire and Crawford of NAI Long Island negotiate three sales totaling \$6.695 million

July 16, 2024 - Long Island



Islandia, NY NAI Long Island negotiated three sale transactions totaling \$6.695 million.

15 Middle Avenue - Holtsville, NY

Senior director Brian McGuire facilitated the sale of a 30,000 s/f industrial building located at 15 Middle Ave., Holtsville. McGuire represent the seller, Four R Realty, LLC. The buyer was not represented by a broker.

The all-cash transaction closed at \$3.7 million or \$123.00 per s/f.

The 15 Middle Ave. property will be owner occupied by TLC Transportation, a provider of non-emergency transportation services to facilities such as hospitals, nursing homes, doctor's offices, dialysis centers, behavioral institutes and rehabilitation centers. TLC's fleet of ambulatory vehicles consists of Medi-cars, mini-vans and passenger vans.

The building is a 30,000 s/f, single tenant, industrial property located on 2.83 acres in the center of Suffolk County at the intersection of the Long Island Expwy. and Nichols Rd.

25 North Sea Road - Southampton, NY

Neil Crawford, senior director of NAI Long Island, negotiated the sale and closing of 25 North Sea Rd. in Southampton on behalf of the seller TD Bank N.A. The buyer, Speed Electric Corp., was represented by Brown Harris Stevens.

The all-cash transaction closed at the full asking price of \$995,000 or \$433 per s/f.

Speed Electric Corp. is a local electrical contractor. The company intends to use the location as an office and showroom space.

The 2,300 s/f free-standing retail property features 55 ft. of frontage with visibility, and is near Main St. A complete renovation took place in 2016.

3400 Veterans Memorial Highway - Bohemia, NY

NAI Long Island disclosed that McGuire facilitated the sale of 3400 Veterans Memorial Hwy. in Bohemia. This accomplishment was achieved on behalf of both the owner, Jul-Vet Holdings, and the buyer, John King.

The all-cash deal closed for \$2 million or \$281 per s/f.

The buyer, John King, is a commercial real estate investor that focuses on the Veterans Memorial Hwy. corridor and surrounding areas in Central Suffolk County.

3400 Veterans Memorial Hwy. is a fully updated professional office building built in 2007. Its layout features 14 private offices, an open bullpen area, a reception zone, a kitchen, and a staff lounge.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540