



2410 N. Ocean Avenue, Suite 305  
Farmingville, NY 11738

Marketed by:

Bob Damon 516-551-3302  
Debbie Ongania 516-356-2266



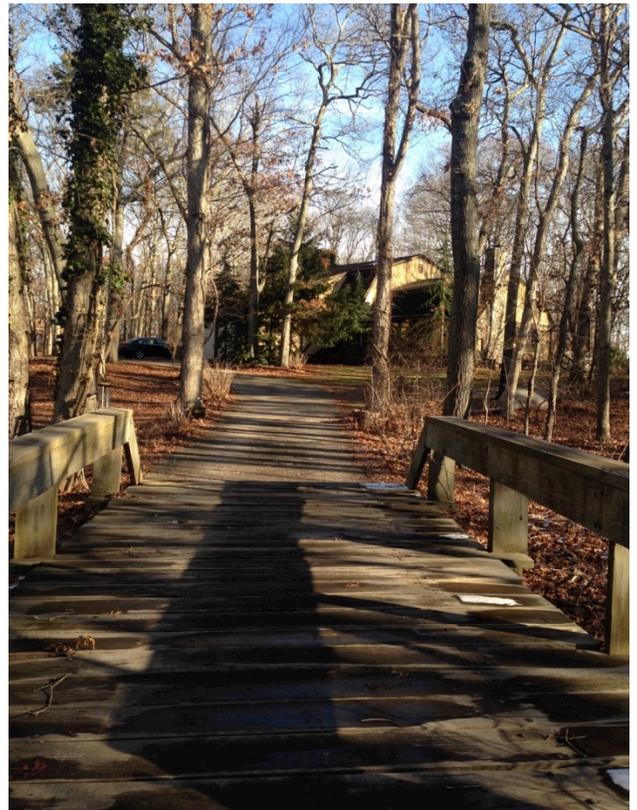
1812 Middle Road  
Calverton, NY 11933  
Offered for Sale at \$1,999,000



## The Horse Barn and Sport Court Options

Redevelop, use as is, convert to warehouse

The outdoor amenities are nestled in a partially cleared and wooded setting. The privacy from surrounding properties is maximized by a hilly berm, a heavily wooded perimeter and natural rolling hills. The fully fenced 16' x 32' pool and 10' x 10' wading pool, not pictured here, a charming wooden bridge entry over a fish pond, Sport Court, two corrals and 40' x 30' horse barn, large deck, compliment the existing chalet style house. Perfect setting for a high-end corporate headquarters for daily business and entertaining with a potential opportunity to subdivide more than half the property and build a warehouse to lease or to sell to another buyer. Complete redevelopment with removing existing structures could yield three 2+ acres sites for Industrial IA use with a possibility of constructing over 100,000 SF of buildings. The property lends itself well to many permitted uses such as vocational schools, warehouses, lumber yards, automobile body and fender repair shops, agricultural production and many other industrial uses.





Soaring Ceiling, tons of light, warm stone hearth

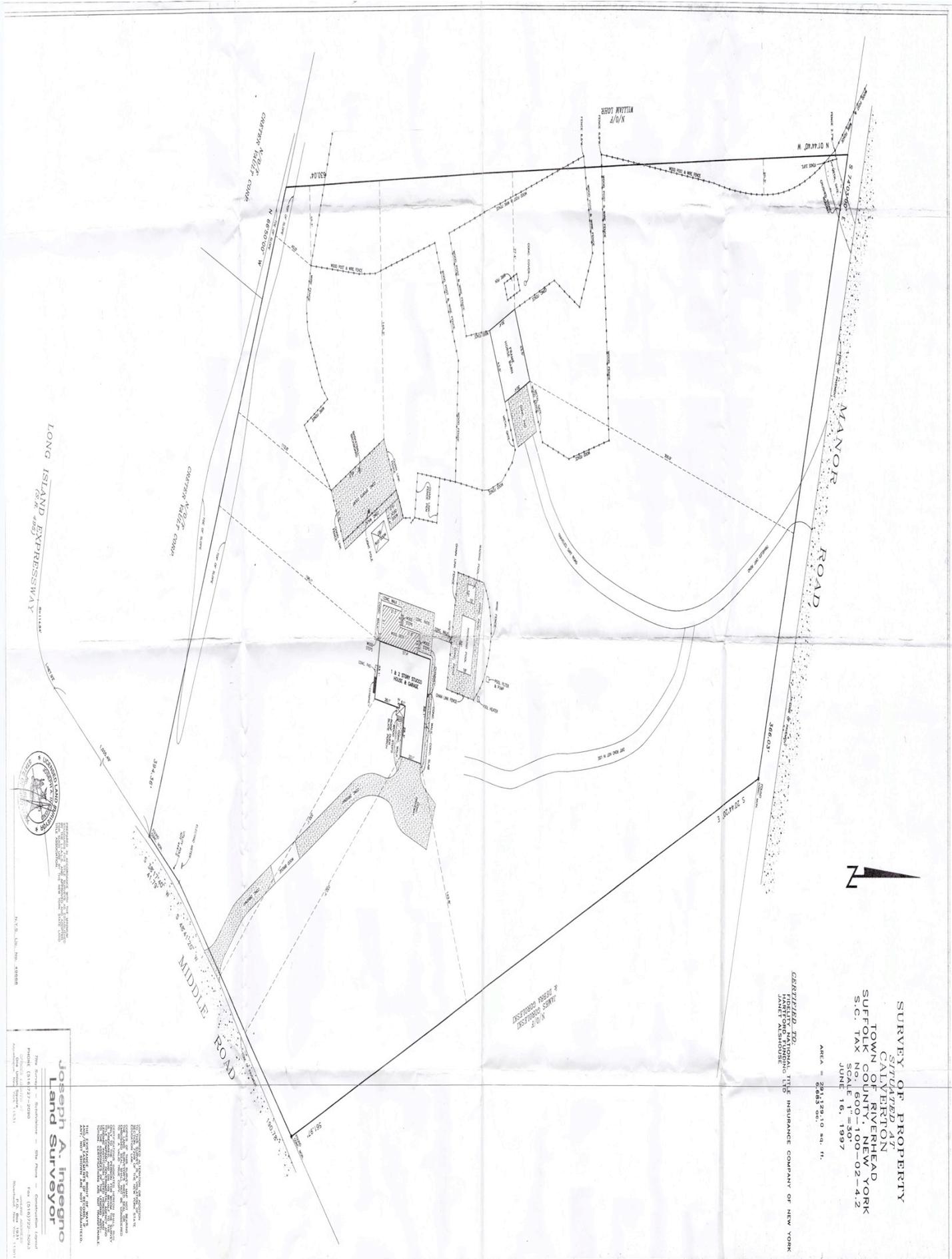


# Interior features



SURVEY OF PROPERTY  
 SITUATED AT  
 CALVERTON  
 TOWN OF RIVERHEAD  
 SUFFOLK COUNTY, NEW YORK  
 S.C. TAX MAP NO. 600-02-412  
 JUNE 16, 1997  
 AREA = 284,129.10 sq. ft.

GENERATED BY:  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK  
 JANEL PASHOSKI, LIS



N.Y. S.L. 1997, § 200-4.1(b)(1)

**Joseph A. Ingegno**  
 Land Surveyor

THE STATE OF NEW YORK  
 OFFICE OF THE SURVEYOR GENERAL  
 120 N. STATE STREET, 12TH FLOOR  
 ALBANY, NEW YORK 12243-1500  
 TELEPHONE: (518) 474-2000  
 FAX: (518) 474-2000  
 INTERNET: WWW.SURVEYOR.STATE.NY.US

**Shy 7 acre site**

**Low taxes under \$15,000**

**Located just west of last exit 73 on the Long Island Expressway, first right turn on Manor Rd. to end Middle Rd. right turn.**

### **Contact information**

**Call Bob Damon 516-551-3302 or Debbie Ongania 516-356-2266  
for appointment to view property**