



FOR SALE OR LEASE

**563 LARKFIELD ROAD**  
**EAST NORTHPORT**

**MARISSA COSENTINO**

**631-466-2693**

**SCOUT**  
REALTY GROUP



# PROPERTY SPECS

**BUILDING SIZE** +/-2,500 SF

**LAND SIZE** .64/Acre (27,981 SF)

**ZONING** C6 - General Business - Town of Huntington

**TAXES** +/- \$16,249 (2024)

**LOCATION** East Side of Larkfield Road at a dedicated traffic light

**SANITARY** Cesspool



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# BUILDING SPECS

DRIVE THRU

**Two Lane Drive-thru**

HEATING/COOLING

**Central Air  
Gas**

ROOF

**Roof was replaced less than 10 years ago**

BUILDING DETAILS

- **Currently built out as a Citizens Bank.**
- **Drive thru on the East side of the building.**
- **2 ADA Bathrooms**
- **Located at a traffic light**

CURRENT LEASE

**Property has an on-going lease with Citizens Bank until January 2026. Citizens is currently paying approximately \$11,500/month in Net Rent. Their lease is expiring January 2026 and they will not be renewing. Tenant is still responsible for Taxes, Maintenance and Insurance until lease expiration.**



# CLOSE UP AERIAL

563 Larkfield Road  
East Northport

DRIVE  
THRU



# MARKET AERIAL



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# PHOTOS



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# PHOTOS



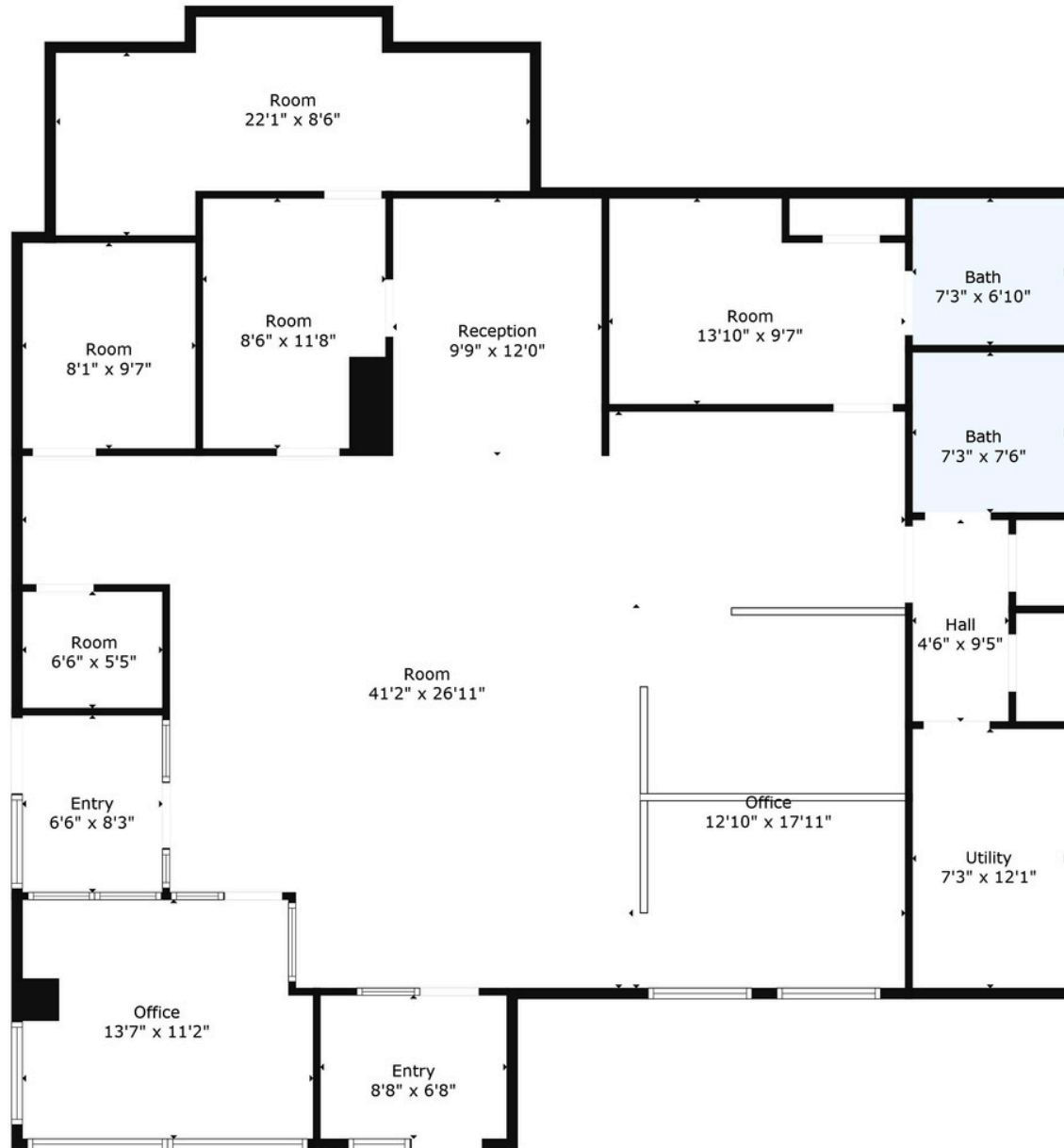
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# FLOOR PLAN



FLOOR PLAN NOT DESIGNED TO BE TO SCALE - APPROXIMATE MEASUREMENTS



# PROPERTY SURVEY

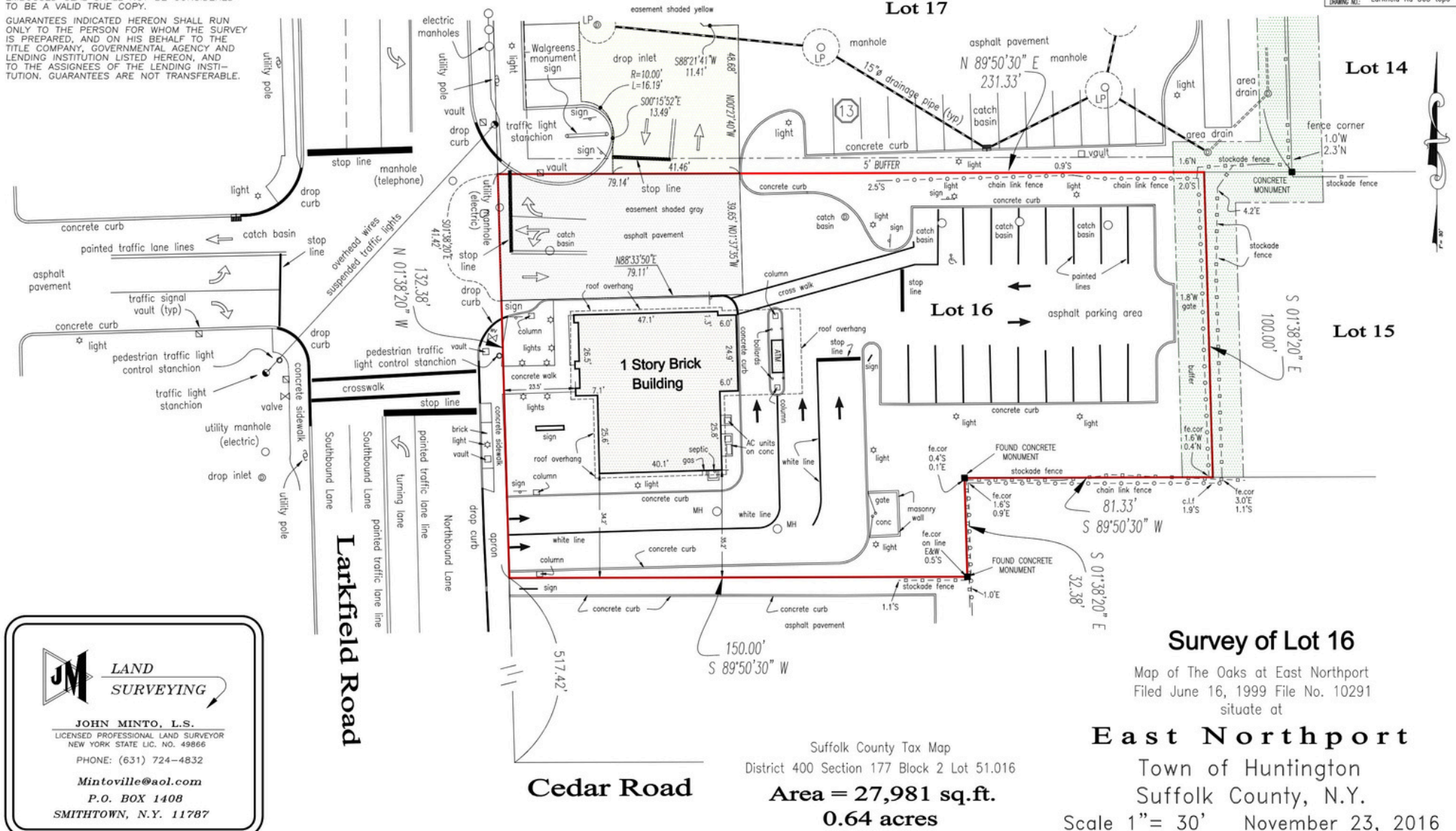
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# **Marissa Cosentino**

## **Real Estate Broker**

### **SCOUT REALTY GROUP**

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