

FOR SALE

10 MAPLE STREET

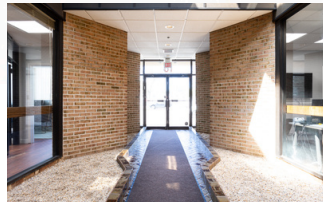
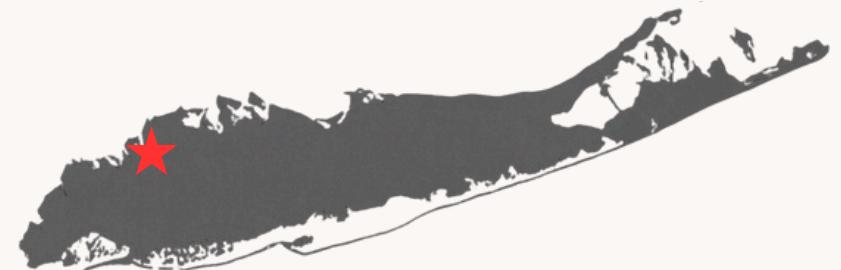
PORT WASHINGTON, NY 11050

LOCATION OVERVIEW

Port Washington is a picturesque hamlet located on the North Shore of Long Island, within the Town of North Hempstead in Nassau County. Covering approximately 5.6 square miles, this waterfront community is nestled along Manhasset Bay, offering residents and visitors stunning views and easy access to outdoor recreation. The area is known for its charming downtown filled with local boutiques, restaurants, and shops, making it a highly desirable place to live and work.

Port Washington is serviced by the Long Island Rail Road (LIRR), providing direct access to New York City in just 40 minutes, making it ideal for commuters seeking a balance between suburban tranquility and urban connectivity. The hamlet is also home to numerous parks, marinas, and golf courses, adding to its appeal for those who enjoy an active, outdoor lifestyle.

The area offers a blend of historic charm and modern amenities, attracting a mix of families, professionals, and businesses. Its close proximity to the water, vibrant community, and convenient access to major roadways and public transportation make Port Washington a sought after location for both residents and commercial interests.



BUILDING TYPE:	Office Building
AVAILABLE SPACE:	5700 SF
TAXES:	\$47,375
ASKING PRICE:	\$2,225,000

PROPERTY HIGHLIGHTS

- Great for Owner-User
- Walking distance to the Port Washington LIRR Train Station
- Right off all main roads in Port Washington
- 12 car parking + municipal lot & street parking
- Convenient proximity to nearby dining, retail, and public transportation options, making this an ideal location for a dynamic, growing business space in an affluent community
- Ideal for businesses seeking an immediate move-in opportunity without the need for extensive build-out or renovations



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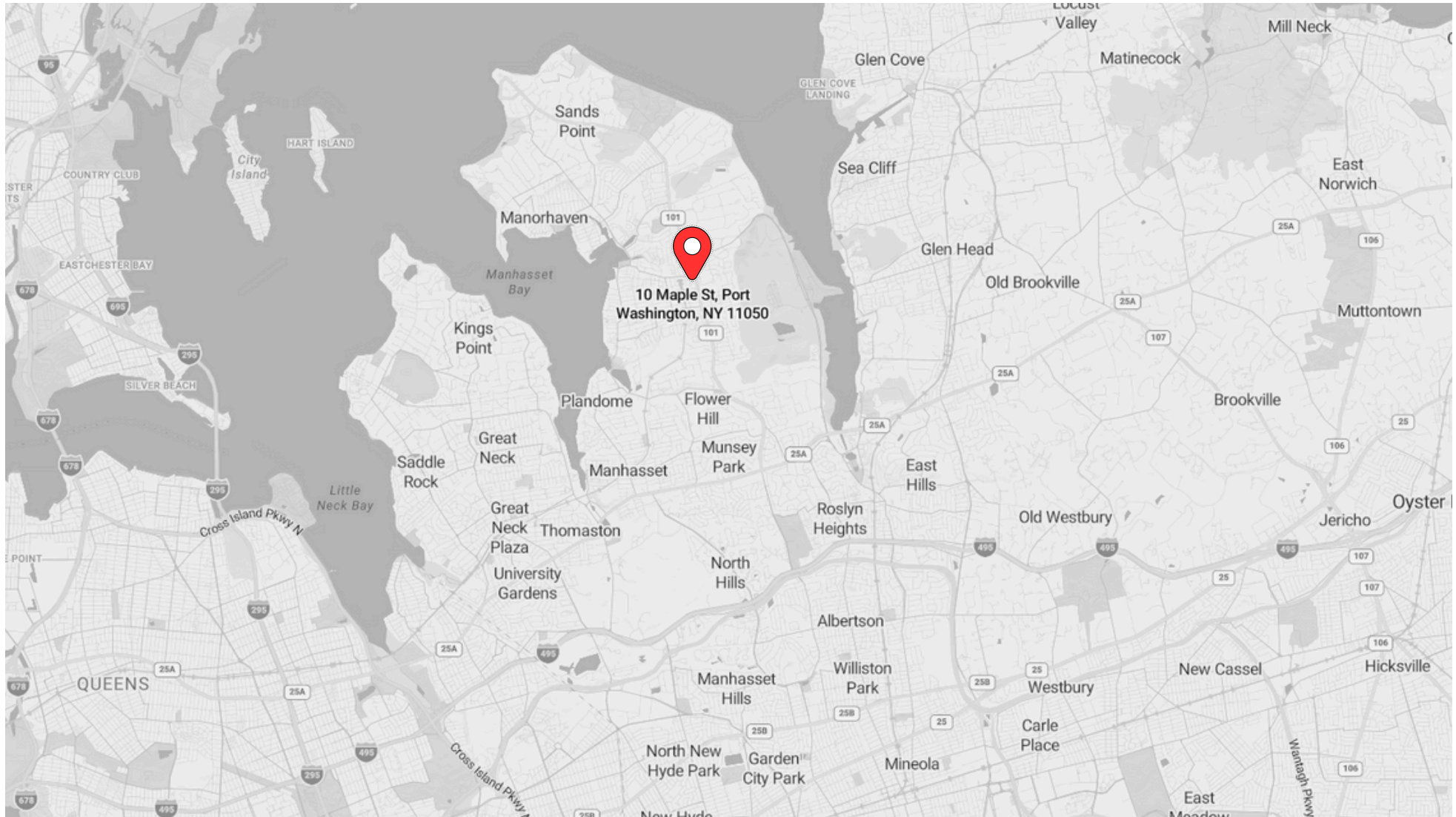
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AERIAL MAP



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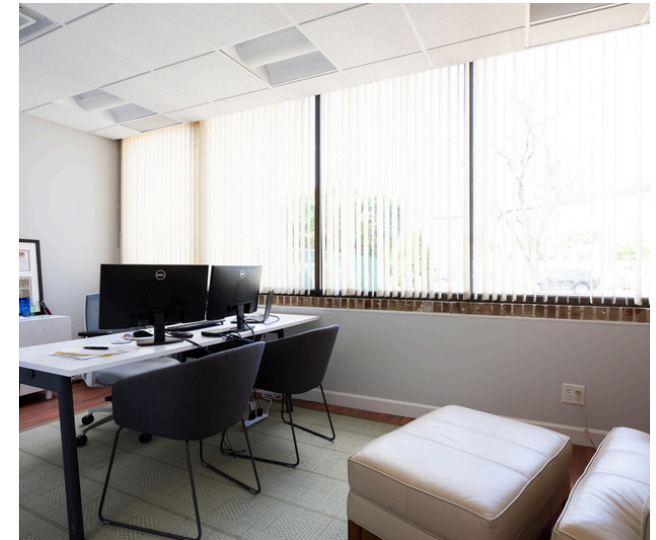
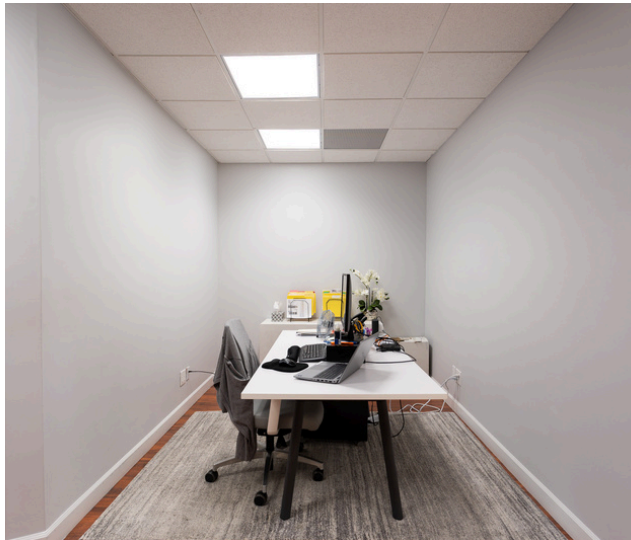
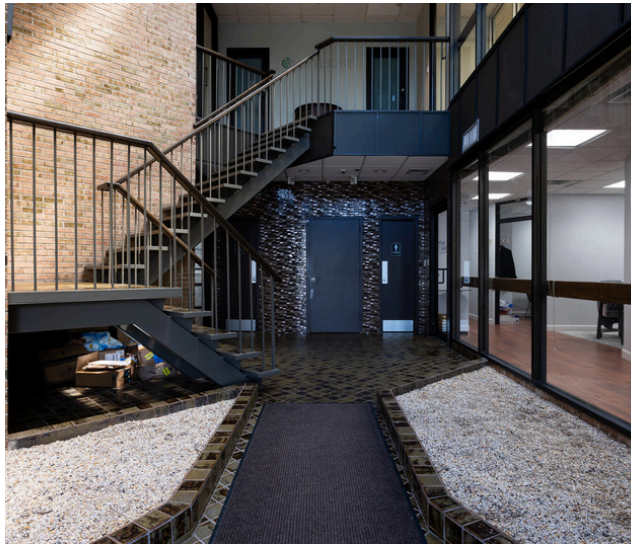
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PHOTOS - 1ST FLOOR



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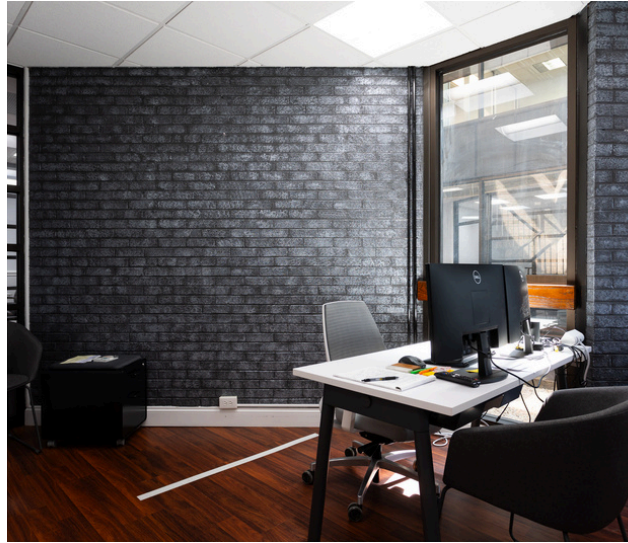
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PHOTOS - 2ND FLOOR



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