



22 BAYVIEW AVENUE
MANHASSET, NY 11030



PRICE UPON REQUEST
COMPASS COMMERCIAL

Position your business or investment in one of Long Island's most sought-after commercial corridors. This newly renovated, 3,000 square foot (plus basement) turnkey office building offers an exceptional combination of location, flexibility, and long-term upside in the heart of downtown Manhasset. Situated adjacent to Starbucks and just one block from the Manhasset Long Island Rail Road station, the property provides outstanding convenience for employees, clients, and commuters alike.

The ground floor and basement will be delivered vacant, presenting an ideal opportunity for an owner-user to occupy approximately 3,000 square feet immediately or lease the space for additional income. The second floor is occupied by two tenants, providing immediate cash flow while preserving future flexibility.

The property is further enhanced by an oversized 14-car private parking lot, a highly desirable amenity in downtown Manhasset where parking is at a premium. Located within the Business B (B-B) Zoning District, the property benefits from a wide range of permitted commercial uses, making it well suited for professional offices, medical practices, financial services, boutique firms, and other business users.

Whether you're an investor seeking a stabilized asset with value-add potential or an owner-user looking for a premier headquarters in a thriving downtown location, this rare offering presents an outstanding opportunity in one of Nassau County's strongest commercial markets.

- DIMENSIONS: 67' X 100'
- LOT SIZE: 6,700 SQFT
- PARKING: 7 STRIPED + 7 UNSTRIPED
- BUILDING: 3,000 SQFT + 1,500 SQFT BASEMENT
- 67 FEET OF FRONTAGE
- ONE BLOCK FROM LIRR
- TRAFFIC: 9,873 VPD
- S: 3 B: 045 L: 118 & 218
- ZONING: TONH BUSINESS B
- [LINK TO ECODE](#)

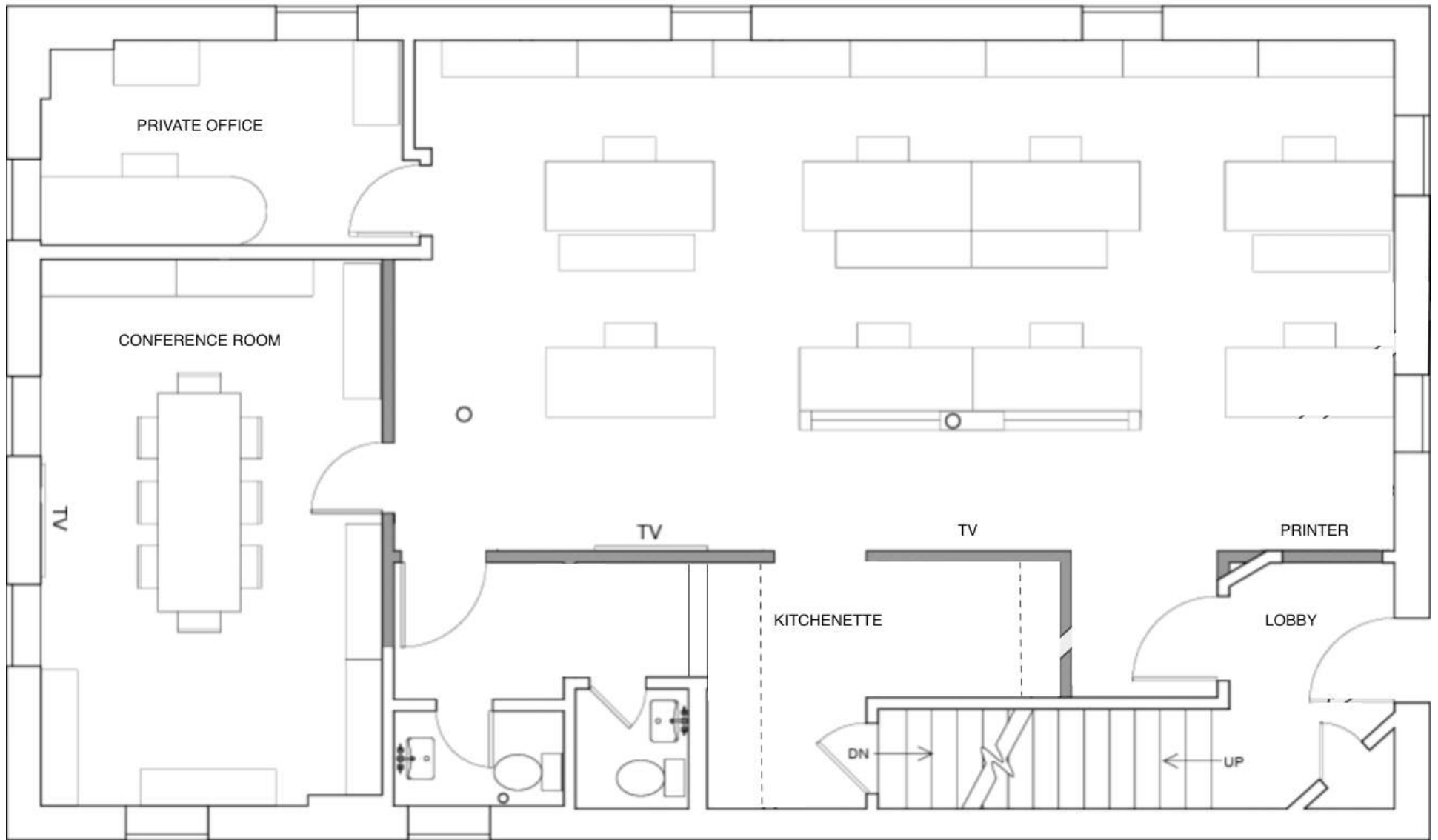
LEASE ABSTRACT	Start Date	End Date	Status	Term	Increases	Parking	Monthly Rent	Annual Rent	SQFT	RPF	Security	Option	Guaranty	Landlord Paid Utilities	Tenant Paid Utilities
Nicolosi Law Firm	11/1/25	10/31/26	Active	1 Year	N/A	None	\$750	\$9,000	150	\$60.00	\$750	1 - 1 year @ 3%	N/A	E, G, W & Data	None
Statefarm Insurance	8/1/26	7/31/31	Active	5 Years	3%	5 spaces	\$4,000	\$48,000	1,084	\$44.28	\$4,000	1 - 5 year @ 3%	3YR PG w/ 90 Day GGG	W	Data + Prop Share of E & G

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	12,523	115,758	359,935
Households	4,088	41,637	127,119
Median Age	43.4	46.2	46.3
Average Household Income	\$213,233.00	\$177,062.00	\$159,878.00
Median Household Income	\$220,815.00	\$152,467.00	\$132,375.00

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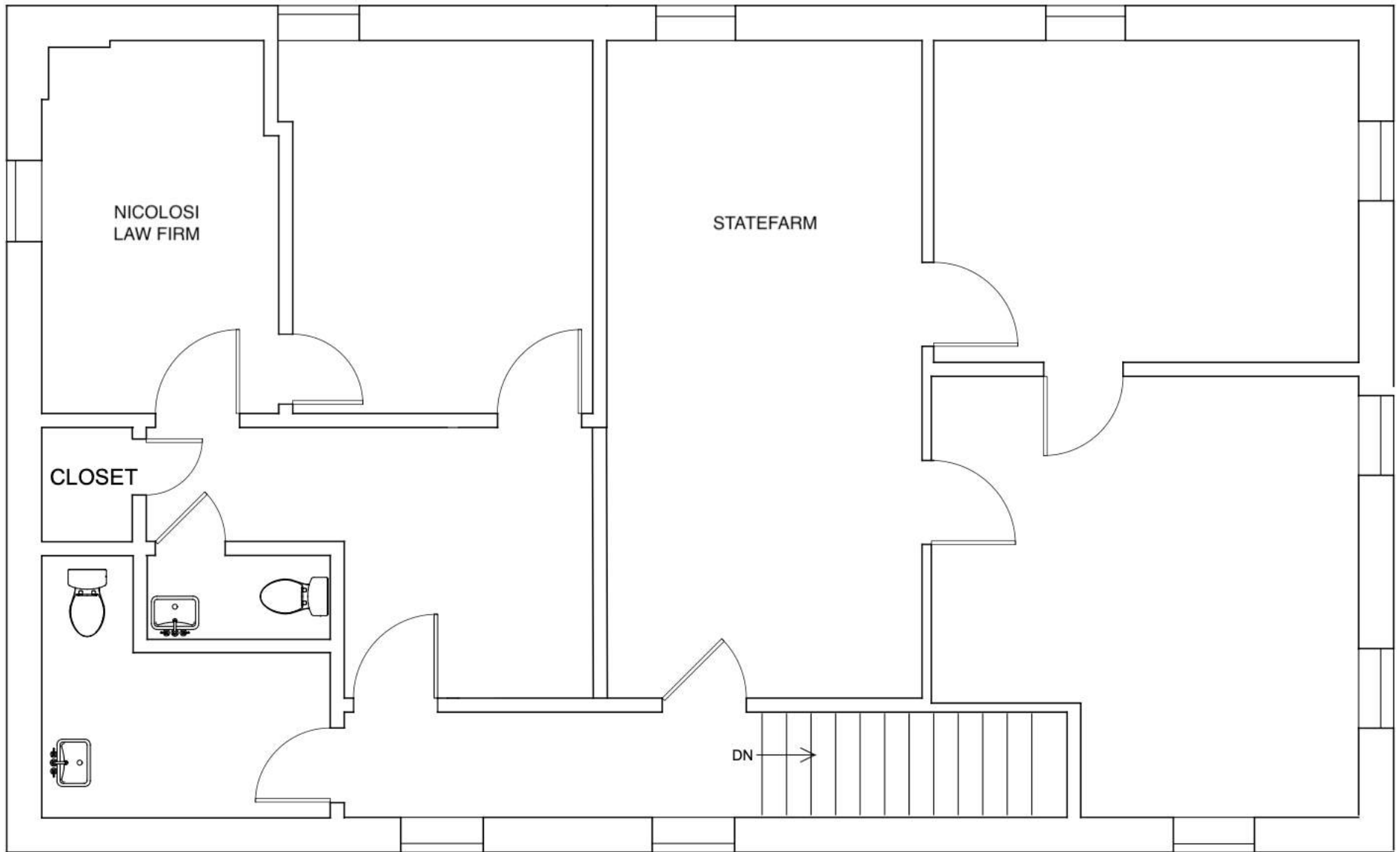


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GROUND FLOOR





SECOND FLOOR









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