

FOR SALE
ASKING PRICE \$640,000

AVAILABLE FOR LEASE

1148 PORT WASHINGTON BOULEVARD

Port Washington, NY 11050 | Nassau



TWO-STORY COMMERCIAL BUILDING W. ONSITE PARKING
STEPS FROM MAIN ST & LONG ISLAND RAILROAD

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

A Highly Desirable Asset

Well-maintained two-story commercial building with parking and ADA accessibility.

#2

Great Exposure on Busy Thoroughfare

Over 40' of frontage on Port Washington Blvd which sees +14,000 average annual daily traffic (AADT).

#3

Ideal Location for Variety of Uses

Less than two blocks to Main Street and within walking distance to the Port Washington - Long Island Railroad Station.

#4

Superior North Shore Location

Favorable demographics with one of the highest per capita Income.

#5

Delivered Vacant

A great opportunity for an owner-user or investor in a market with very scarce inventory.



PROPERTY OVERVIEW



AVAILABLE FOR LEASE

PROPERTY SUMMARY

THE OFFERING

Address	1148 Port Washington Blvd Port Washington NY 11050
Location	West side of Port Washington Blvd between Ohio and Delaware Avenues
Town	North Hempstead
County	Nassau
Section	5
Block / Lot	25 / 249

PROPERTY INFORMATION

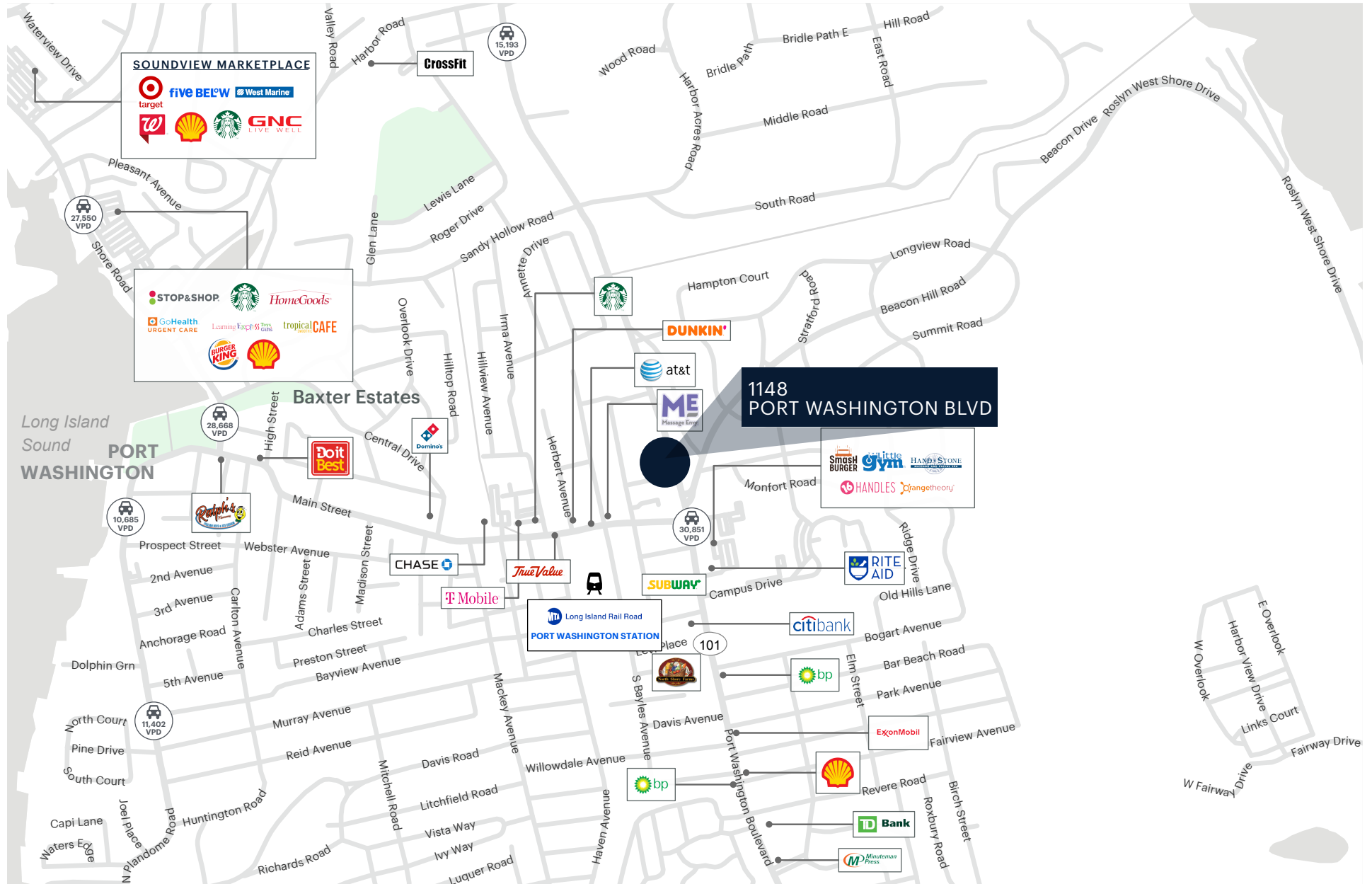
Gross Lot SF	3,964 SF (approx.)
Stories	2
Building Sq. Ft.	1,824 SF (approx.)
Zoning	Business B (B-B)

NYC TAX INFORMATION

General Tax (2024)	\$8,361
School Tax (2025)	\$7,285
Total Taxes (24/25)	\$15,646

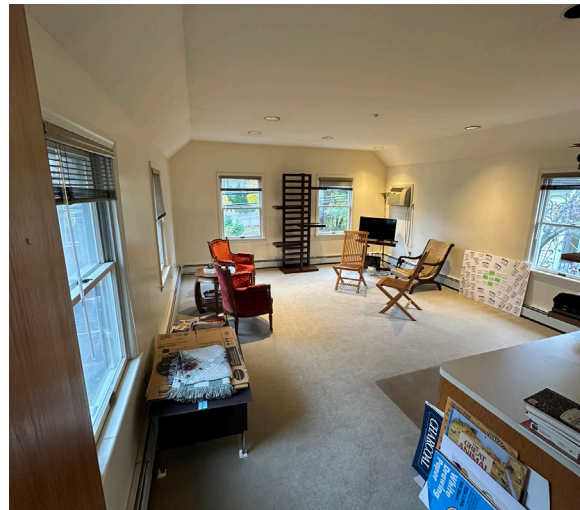
1148 PORT WASHINGTON BOULEVARD
FOR SALE

RETAIL MAP



1148 PORT WASHINGTON BOULEVARD
FOR SALE

PROPERTY PHOTOS



1148 PORT WASHINGTON BOULEVARD
FOR SALE

AVAILABLE FOR LEASE

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ERIC DELAFRAZ

edelafranz@ripcony.com
718.663.2653

RIPCO
INVESTMENT SALES

80-02 KEW GARDENS ROAD, SUITE 305, QUEENS, NY 11415 | RIPCONY.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.