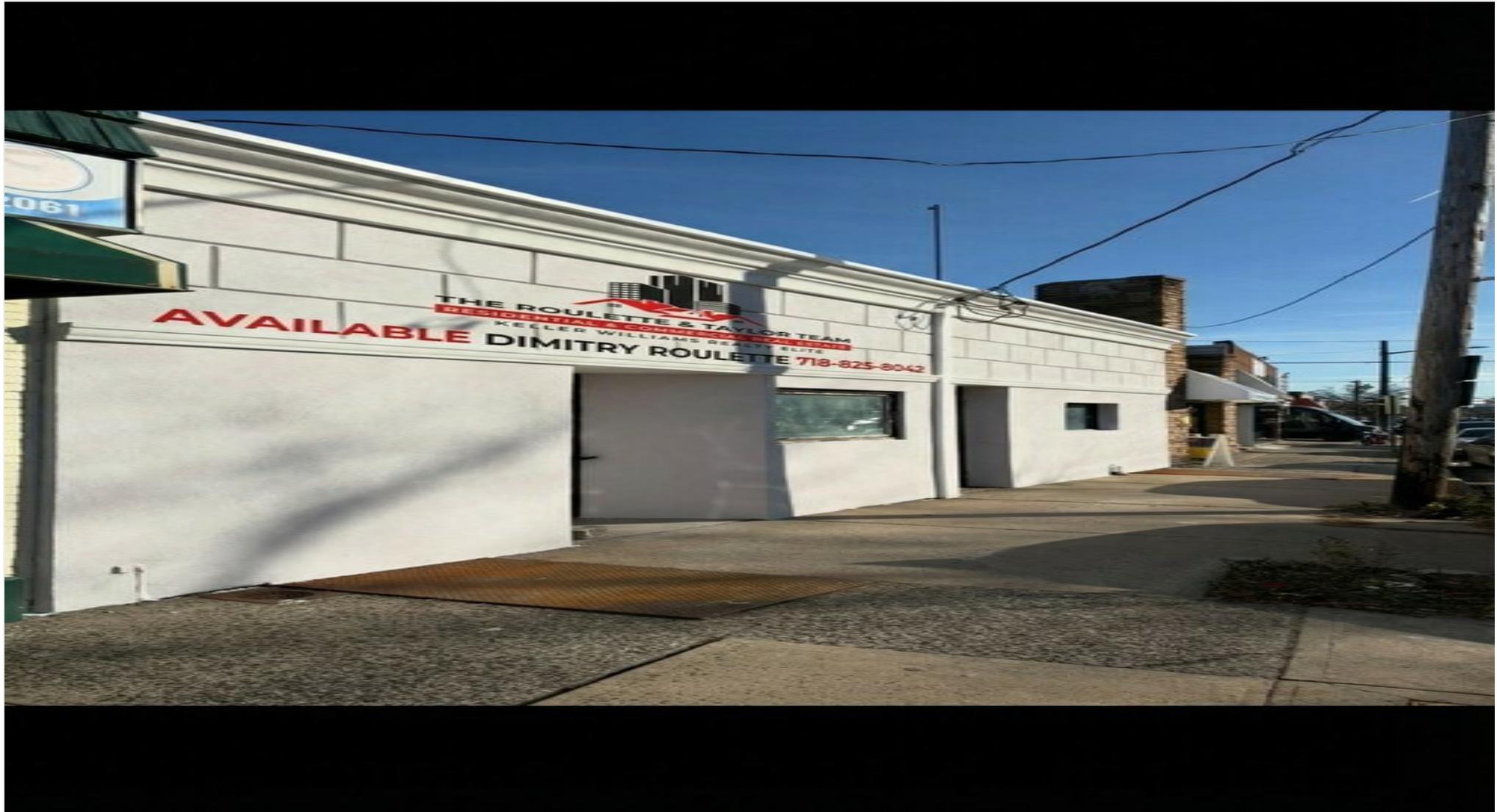


1621-1623 Grand Ave



Presented By:
Keller Williams Realty

1621-1623 Grand Ave, North Baldwin, NY 11510



1621-1623 Grand Ave

1621-1623 Grand Ave, North Baldwin, NY 11510

Property Details

Position your business for success at 1621-1623 Grand Avenue, a highly visible, newly updated dual-building retail property situated on North Baldwin's primary commercial corridor. Offering a combined total of 4,030 Square Feet of pristine "white box" space, this property provides a flexible canvas for a wide variety of retail, office, or medical concepts. Located in an area backed by a recent \$10 Million New York State Downtown Revitalization Initiative (DRI) grant, this site offers unparalleled access to a rapidly growing consumer base, high daily traffic counts, and major transit-oriented residential developments. The property can be leased in its entirety or subdivided into two distinct, high-functioning suites: Suite 1: 1621 Grand Avenue Size: 1,390 Sq. Ft. Electrical: Upgraded 125-Amp Service Ideal For: Boutique retail, professional services, neighborhood Deli or specialty office. Base Rent: \$2,316.67 / Month (NNN) Suite 2: 1623 Grand Avenue Size: 2,640 Sq. Ft. Electrical: Robust 200-Amp Service Exclusive Features: Direct basement access (ideal for high-capacity inventory storage) and exclusive access to a private rear yard (perfect for outdoor seating, secure staging, or expanded business operations). Ideal For: Restaurants, medical clinics, fitness studios, or larger retail footprints. Base Rent: \$4,400.00 / Month (NNN)

Price: \$20.00 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/1621-1623-Grand-Ave-North-Baldwin-NY/39666779/>

Rental Rate:	\$20.00 /SF/YR
Min. Divisible:	1,390 SF
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	4,030 SF
Year Built:	1948
Walk Score ®:	76 (Very Walkable)
Transit Score ®:	27 (Some Transit)
Taxes:	\$4.00 USD/SF/MO
Rental Rate Mo:	\$1.67 /SF/MO

1621-1623 Grand Ave

1621-1623 Grand Ave, North Baldwin, NY 11510

Listing space

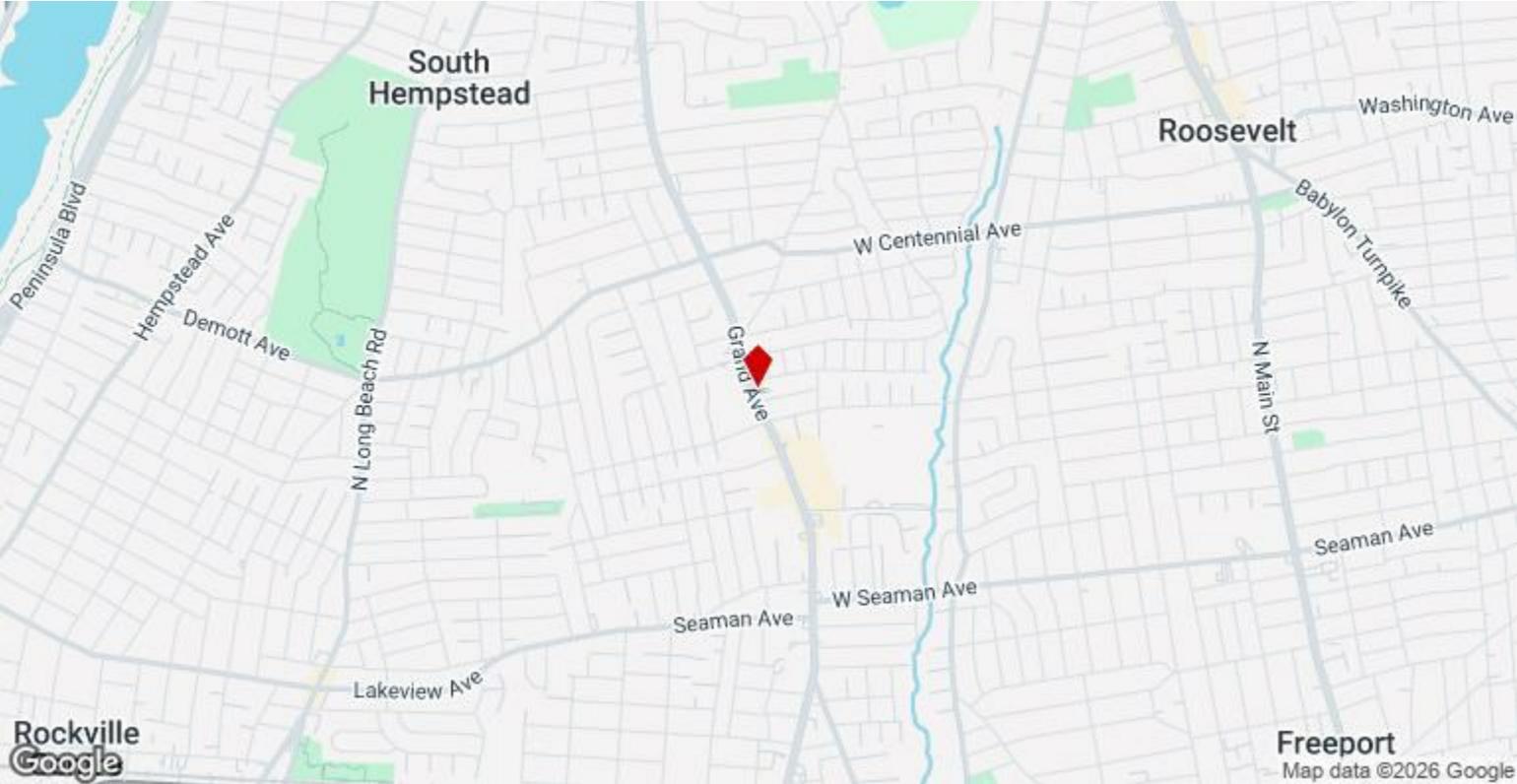
1st Floor Ste 2

Space Available:	1,390 - 2,460 SF
Rental Rate:	\$20.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 Years

1621-1623 Grand Ave

1621-1623 Grand Ave, North Baldwin, NY 11510

Location



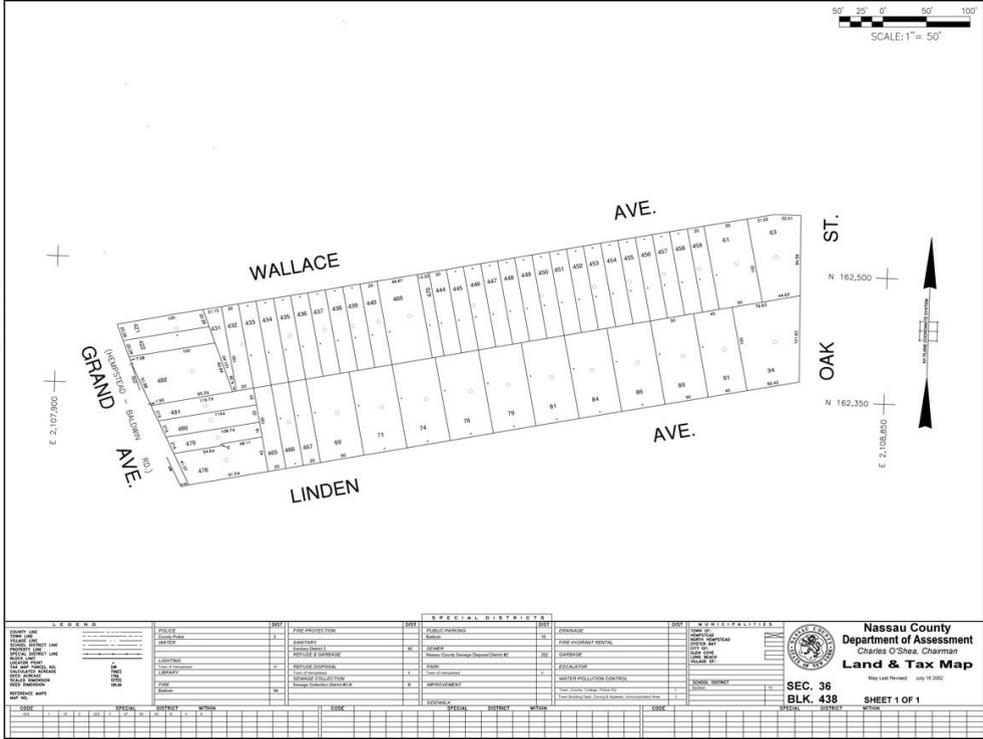
1621-1623 Grand Ave

1621-1623 Grand Ave, North Baldwin, NY 11510

Property Photos



1000078087



Plat Map

1621-1623 Grand Ave

1621-1623 Grand Ave, North Baldwin, NY 11510



Dimitry Roulette

dimitry.roulette@kw.com

(718) 825-8042

Keller Williams Realty

695 Broadway

Massapequa, NY 11758

