

1621-1623 Grand Ave

1621-1623 Grand Ave, North Baldwin, NY 11510



Presented By:
Keller Williams Realty



1621-1623 Grand Ave

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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 3,667 Square Feet. 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: 1,073 Sq. Ft. w/Basement Access from front exterior doors.

Electrical: Upgraded 125-Amp Service

Ideal For: Boutique retail, professional services, neighborhood Cafe or specialty office.

Base Rent: \$1,788 / Month (NNN)

Suite 2: 1623 Grand Avenue

Size: 2,594 Sq. Ft. w/ Basement access from interior and exterior doors.

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: \$4,323 / Month (NNN)

Price: \$20.00 /SF/YR

- 26,000 Cars & Trucks travel Grand Ave Daily
- "White Box" ready to move in
- Access to Basement, Storage, Freezer and Yard Space

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

| | |
|----------------------|--------------------|
| Rental Rate: | \$20.00 /SF/YR |
| Property Type: | Retail |
| Property Subtype: | Storefront |
| Gross Leasable Area: | 3,667 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 |

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Listing spaces

1st Floor

| | |
|------------------|------------------|
| Space Available: | 2,460 SF |
| Rental Rate: | \$20.00 /SF/YR |
| Contiguous Area: | 3,850 SF |
| Date Available: | Now |
| Service Type: | Triple Net (NNN) |
| Space Type: | Relet |
| Space Use: | Retail |
| Lease Term: | 5 Years |

1st Floor Ste 2

| | |
|------------------|------------------|
| Space Available: | 1,390 SF |
| Rental Rate: | \$20.00 /SF/YR |
| Contiguous Area: | 3,850 SF |
| Date Available: | Now |
| Service Type: | Triple Net (NNN) |
| Space Type: | Relet |
| Space Use: | Retail |
| Lease Term: | 5 Years |

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Location



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Property Photos



04-04



07-07

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Property Photos



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05-05

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Property Photos



06-06

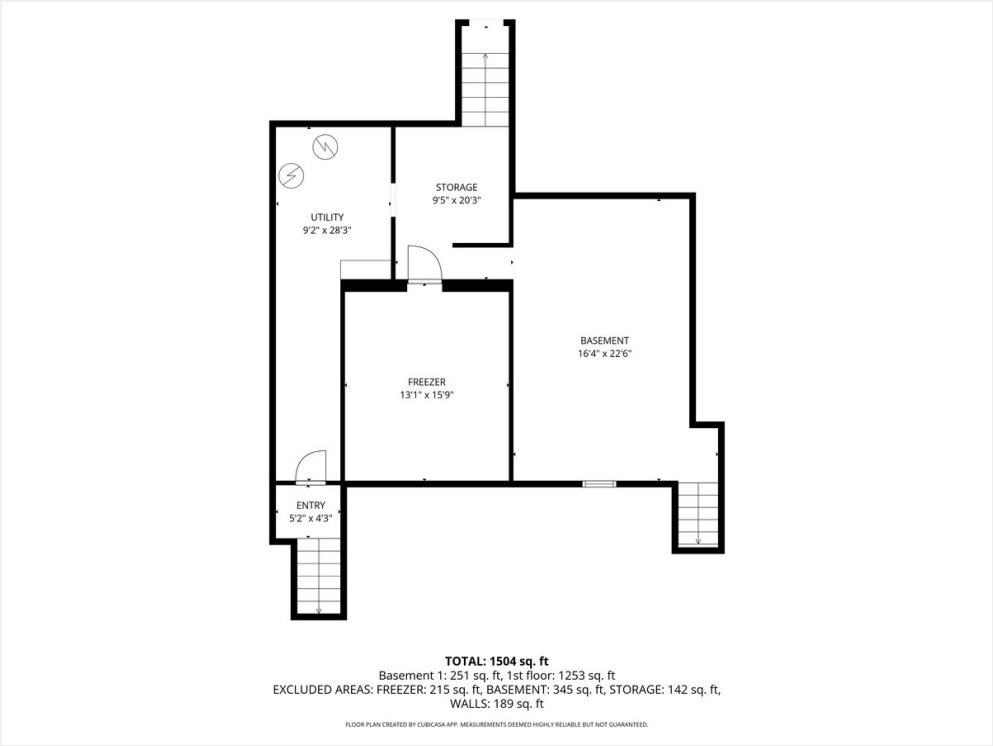


Floorplan 5 (2)

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Property Photos



Floorplan 8 (1)



Floorplan 7 (1)

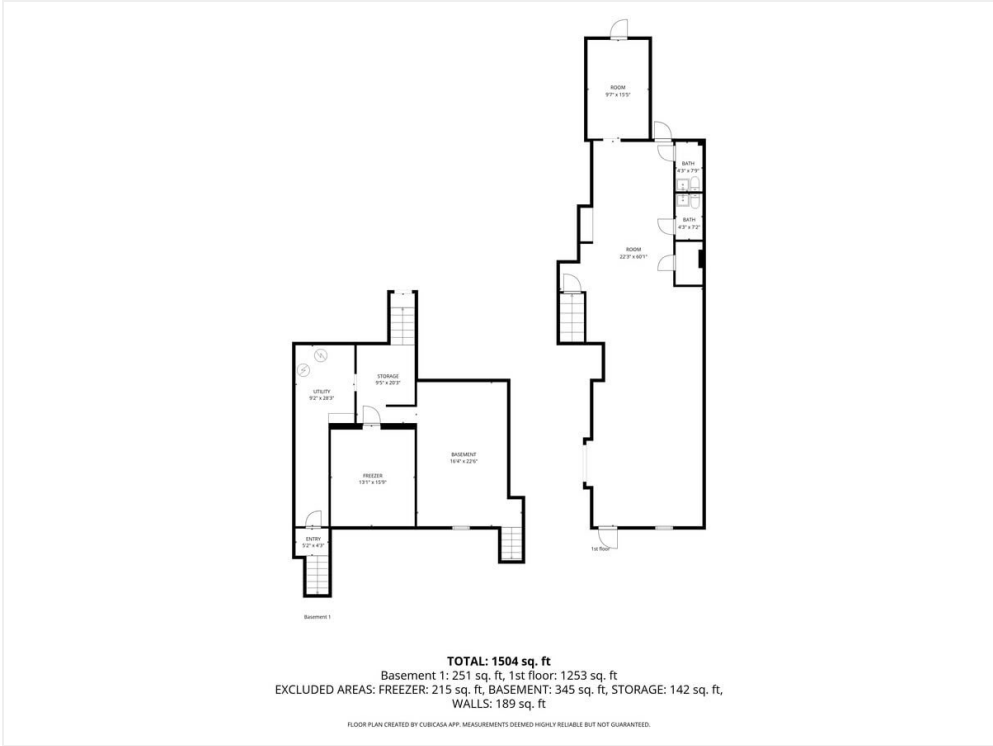
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Property Photos



Floorplan 6 (1)



Floorplan 5

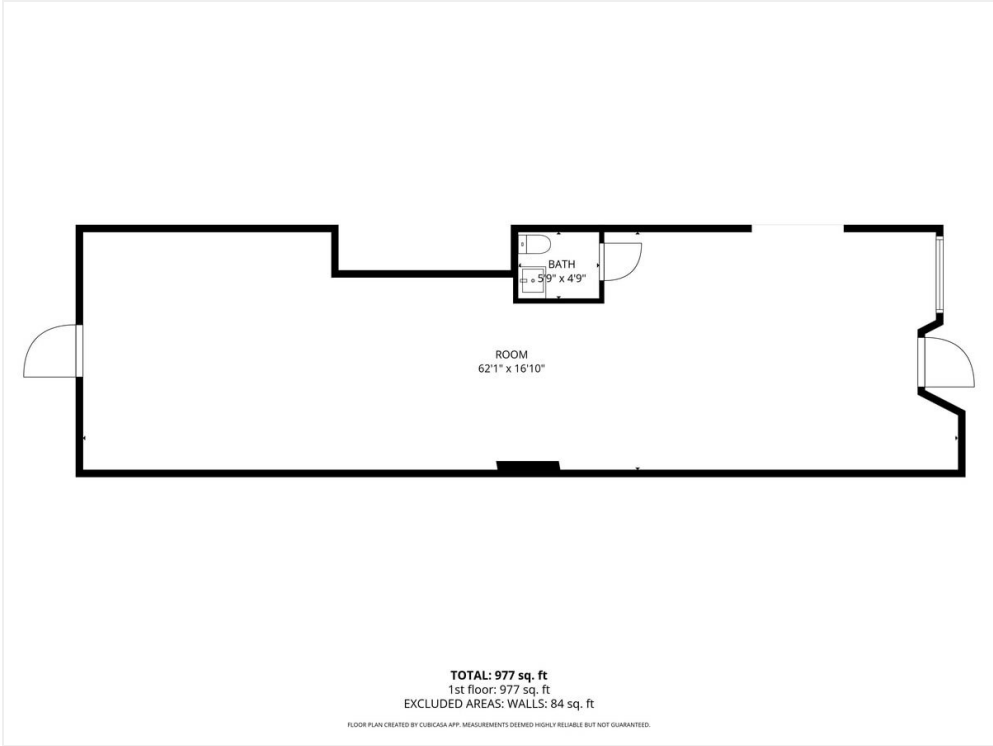
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Property Photos



Floorplan 4 (3)

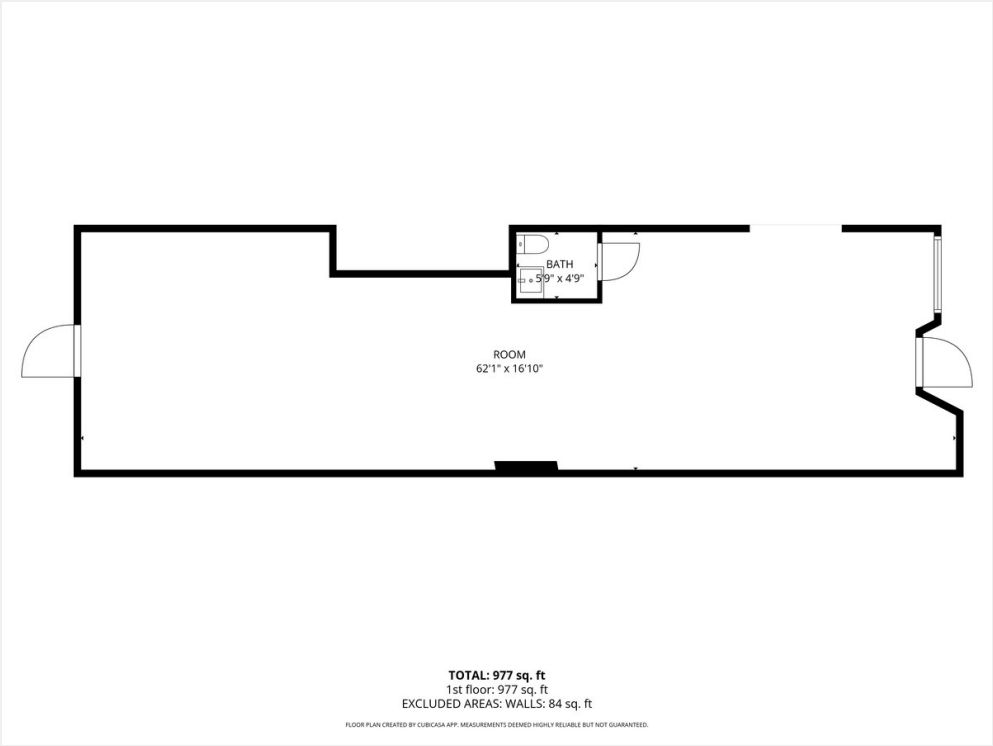


Floorplan 4 (2)

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Property Photos



Floorplan 3 (1)



1621-Front View

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Property Photos



07-18



1621- New Vinyl Flooring/ LED Lights/New Ductless AC/Heat

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Property Photos



1621-New 2 Piece Bathroom



1621- New Vinyl Flooring/ LED Lights/New Ductless AC/Heat

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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



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Property Photos



1623-New Bathroom 2



1623-New Bathroom 1

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Property Photos



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Property Photos



Back Room/ Plumbing



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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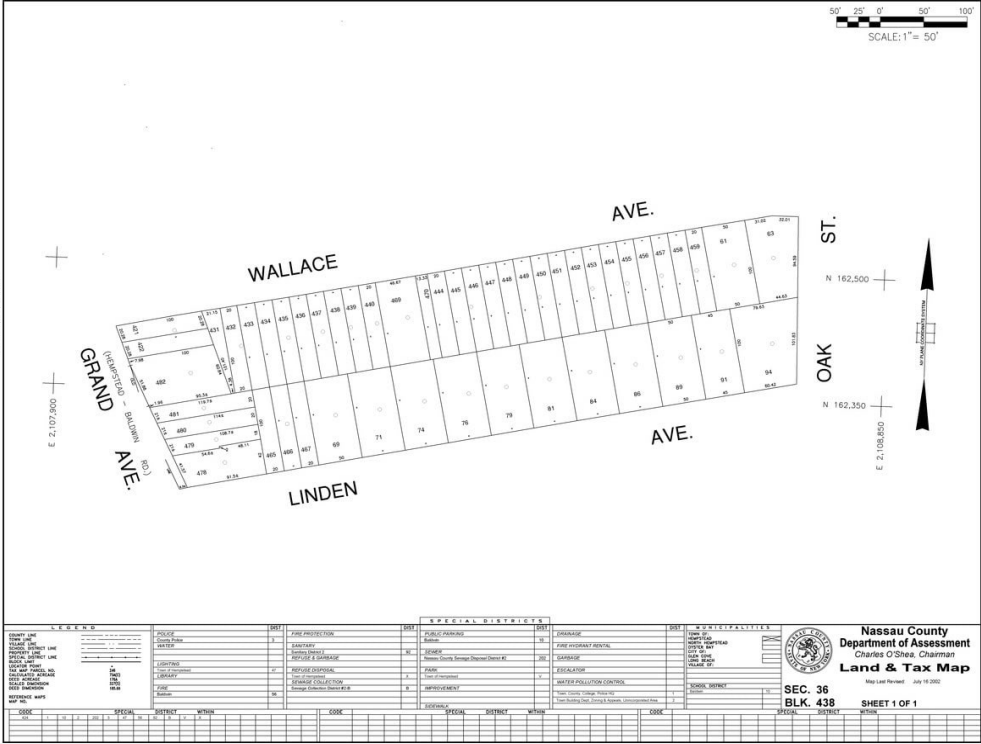


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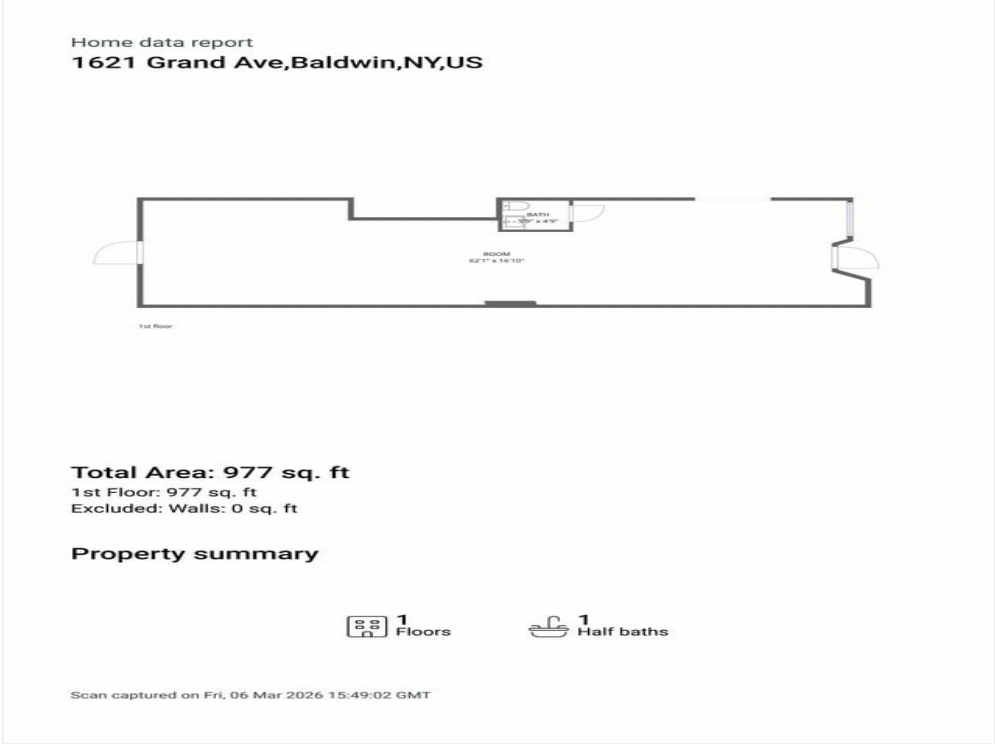
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Property Photos



Plat Map




Home Report

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Property Photos

Home data report
1623 Grand Ave, Baldwin, NY, US



Total Area: 1504 sq. ft
Basement 1: 251 sq. ft, 1st Floor: 1253 sq. ft
Excluded: Freezer 215 sq. ft, Basement 345 sq. ft, Storage 142 sq. ft, Walls: 189 sq. ft

Property summary

 **2 Floors**  **2 Half baths**

Scan captured on Fri, 06 Mar 2026 16:00:32 GMT

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