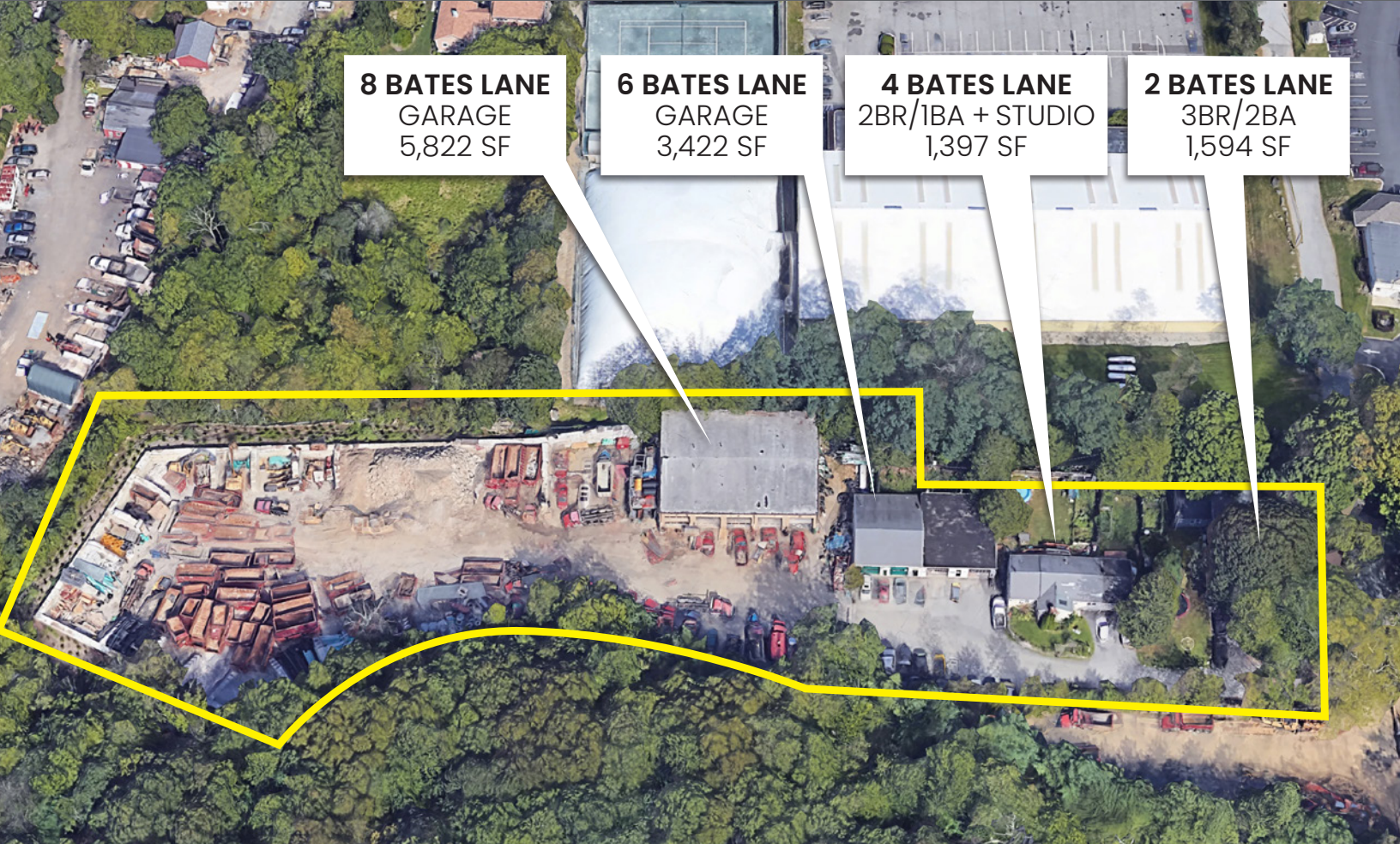


# 2-8 BATES LANE

BEDFORD, NY  
TOWN OF NEW CASTLE



## RARE OPPORTUNITY FOR SALE

MIXED-USE STORAGE YARD: GARAGES & WORK HOUSING

+/-3.15 ACRES | 4 BUILDINGS | INDUSTRIAL & RESIDENTIAL  
MULTIPLE USE PERMITS

CONTACT EXCLUSIVE LISTING AGENTS

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# 2-8 BATES LANE

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## FEATURES:

+/-3.15 acres | +/-137,000 SF

4 Buildings: 9,250 SF

Garage #1 (8 Bates) - 5,828 SF

Garage #2 (6 Bates) - 3,422 SF

House #1 (4 Bates) - 1,594 SF

House #2 (2 Bates) - 1,397 SF



8 BATES LANE: GARAGE WITH FIVE DRIVE-IN'S



## IDEAL USERS

- Construction Companies
- Tree Companies
- Landscaping Companies
- Refuse Companies
- Other Service Companies

## LOCATION:

Site is located in the Hamlet of Banksville on the Greenwich, CT border, minutes to North Street, Exit 31, on the Merritt Parkway. Also minutes to Route 22 which provides access to I-684 either in Exit 3 in Armonk, or Exit 4 in Mt Kisco.



6 BATES LANE: GARAGE/STORAGE WITH DRIVE-INS + RETAIL USE PERMIT

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# 2-8 BATES LANE

BEDFORD, NY  
TOWN OF NEW CASTLE

## ZONING:

GB (General Business)

## PERMITS:

- Construction and Demolition Processing Facility
- Storage and Sales of Building Materials
- Stormwater Pollution Prevention Plan
- Approved Site Plan



2 BATES LANE: 3BR/2BA

## PROPERTY CLASS:

449, Other Storage, warehouse, distribution facility

## FLOOD ZONE:

X - area determined to be outside the 500 year flood plain

## UTILITIES:

Septic. Well. Electric.

Houses: Oil Heat

Garages: Propane Heat

## SBL:

Section 102.04

Block 1

Lots 19 + 35

## LOTS:

102.04-1-19: 2.7886 Acres

102.04-1-35: 0.365 Acres (driveway)

## TAXES: \$52,169.22 (2024)

Lot 19

Town: \$15,514.74

School: \$35,428.30

Lot 35

Town: \$373.43

School: \$852.75

## PRICE: \$5,495,000



4 BATES LANE: 2BR/2BA + STUDIO

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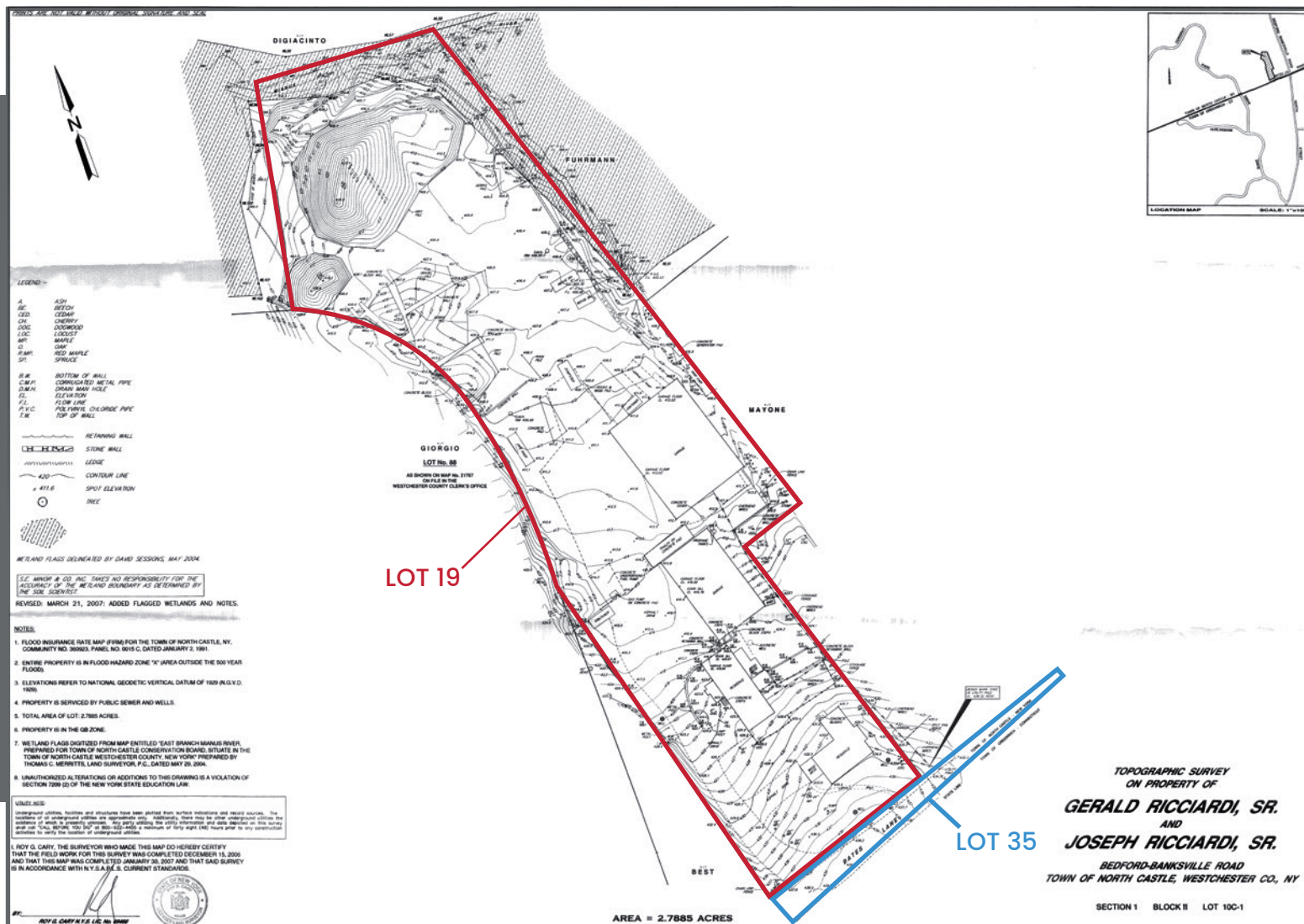


# 2-8 BATES LANE

## BEDFORD, NY

### TOWN OF NEW CASTLE

## TOPOGRAPHICAL SURVEY MAP



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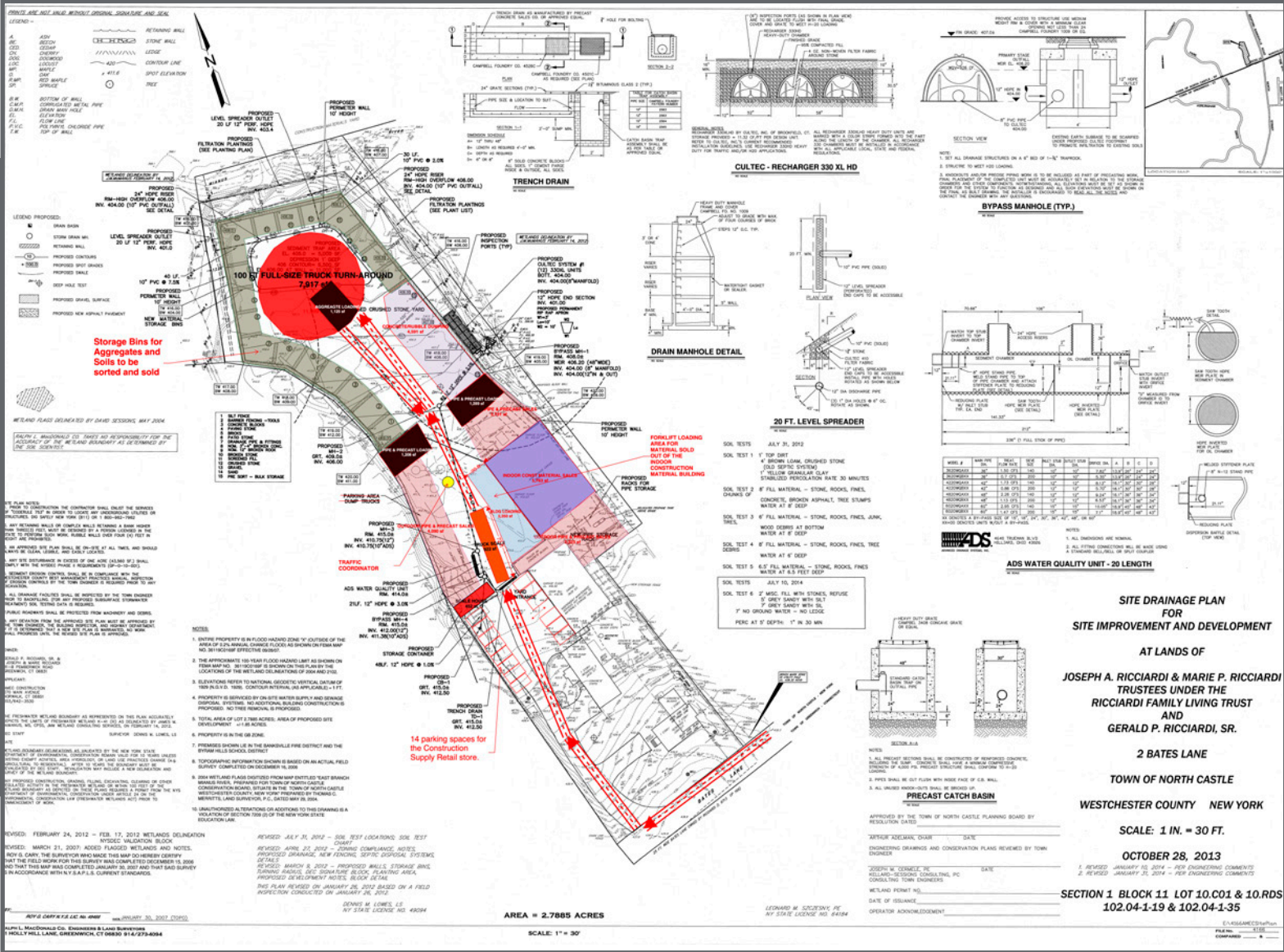
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# 2-8 BATES LANE

## BEDFORD, NY

### TOWN OF NEW CASTLE

## MATERIAL STORAGE AREAS



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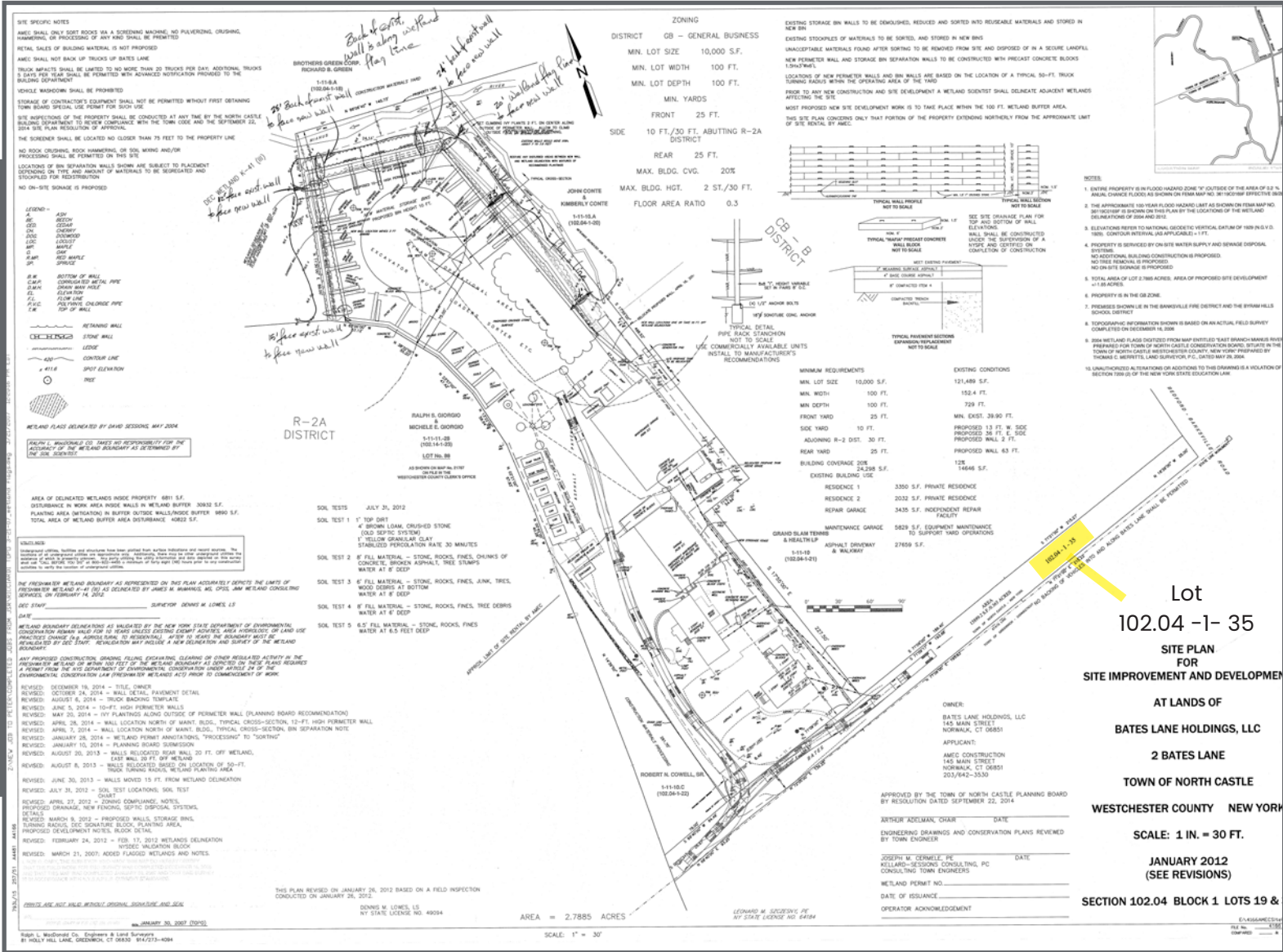


# 2-8 BATES LANE

## BEDFORD, NY

### TOWN OF NEW CASTLE

## SITE SURVEY



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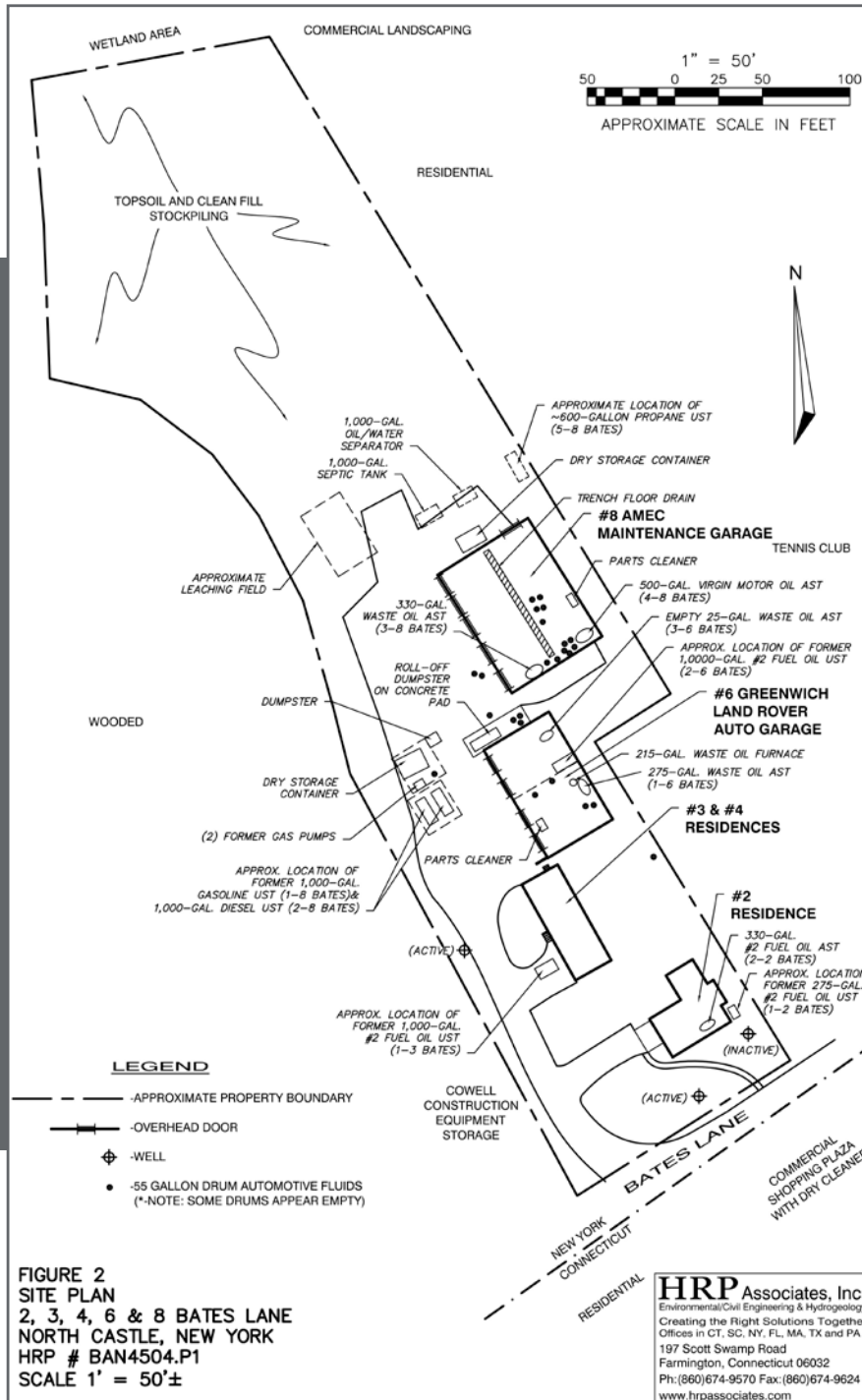
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# 2-8 BATES LANE

## BEDFORD, NY

### TOWN OF NEW CASTLE

## SITE PLAN



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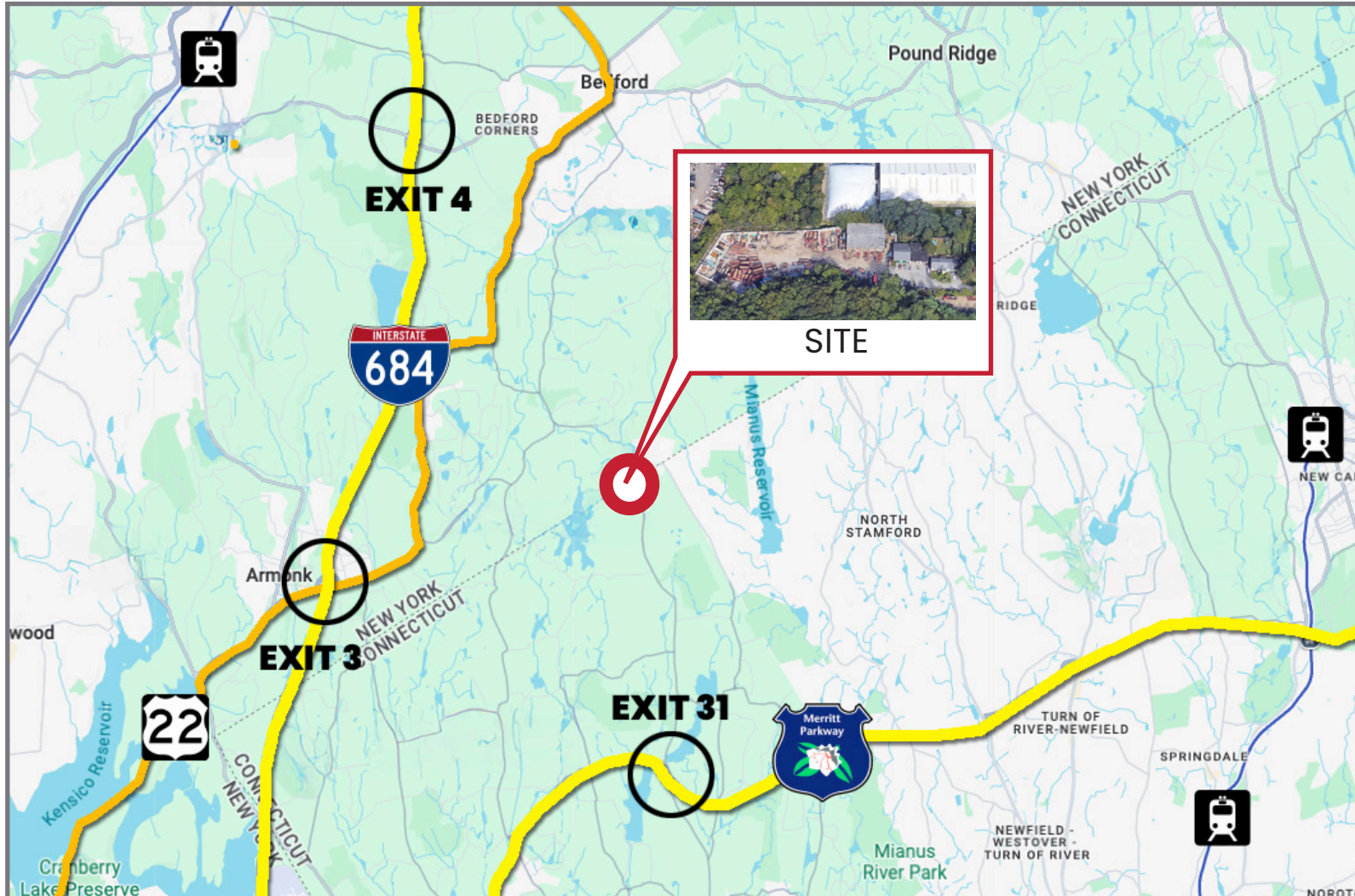
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# 2-8 BATES LANE

BEDFORD, NY  
TOWN OF NEW CASTLE

## TRANSPORTATION MAP



10 min Drive  
to Rt 22  
(4.6m)



13 min Drive to  
I-684 Exit 3  
(6.3m)



7 min Drive to  
Merritt Parkway  
Exit 31 (3.6m)



26 min Drive to  
I-95 (15.2m)

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