

**NYS  
SPACE  
FINDERS**



COMMERCIAL BUILDING & LOT FOR SALE/LEASE

**88 S BAYLES AVENUE  
PORT WASHINGTON, NY 11050**

# PROPERTY HIGHLIGHTS



- **MONUMENTAL SIGNAGE**
  - **TRAIN VISIBILITY**
- **FREE STANDING BUILDING**
  - **LEASE OPTION**
- **DEVELOPMENT POTENTIAL**
  - **INVESTOR/END USER**
    - **CLEARED LOT**
- **0.3 MILES TO PORT WASHINGTON LIRR**
  - **DRIVE IN BAY**
- **EASY ACCESS TO PORT WASHINGTON BLVD**
  - **3 MEANS OF EGRESS**

# PROPERTY OVERVIEW

88 S BAYLES AVE, PORT WASHINGTON

## PROPERTY INFORMATION

Section - 5

Block - 131

Lot - 15

## BUILDING INFORMATION

Building Sq. Ft. - 2,345

Year Built - 1970

Building Height - 1 Story

Lot Size - .37 Acres

Tenancy - Single

## ZONING INFORMATION

Municipality - North Hempstead

Zoning - IB

## PRICING/TAX

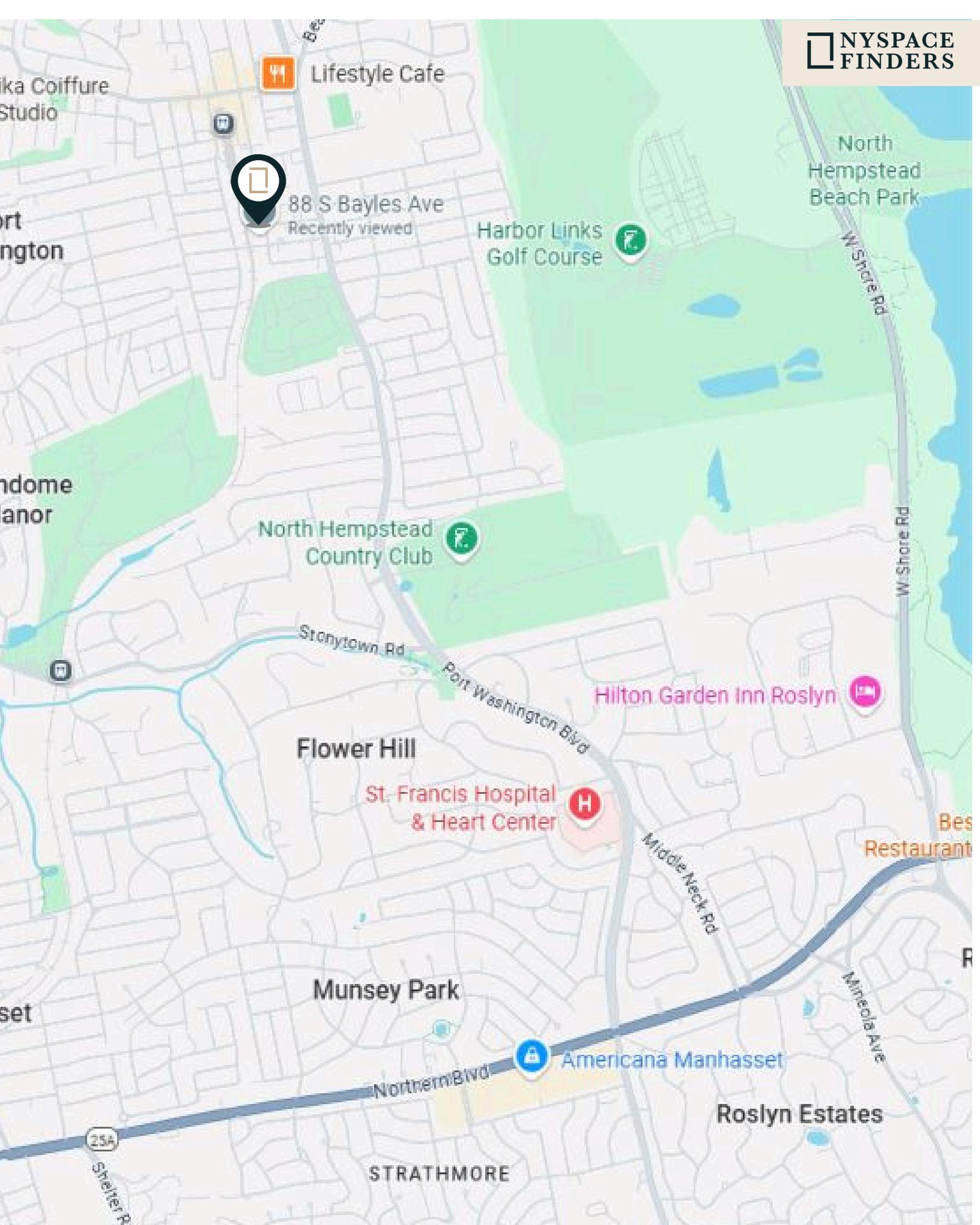
Asking Price - \$2,999,999

Asking Rent - Upon Request

County/Township Tax - \$21,592.02

School Tax - \$17,381.74

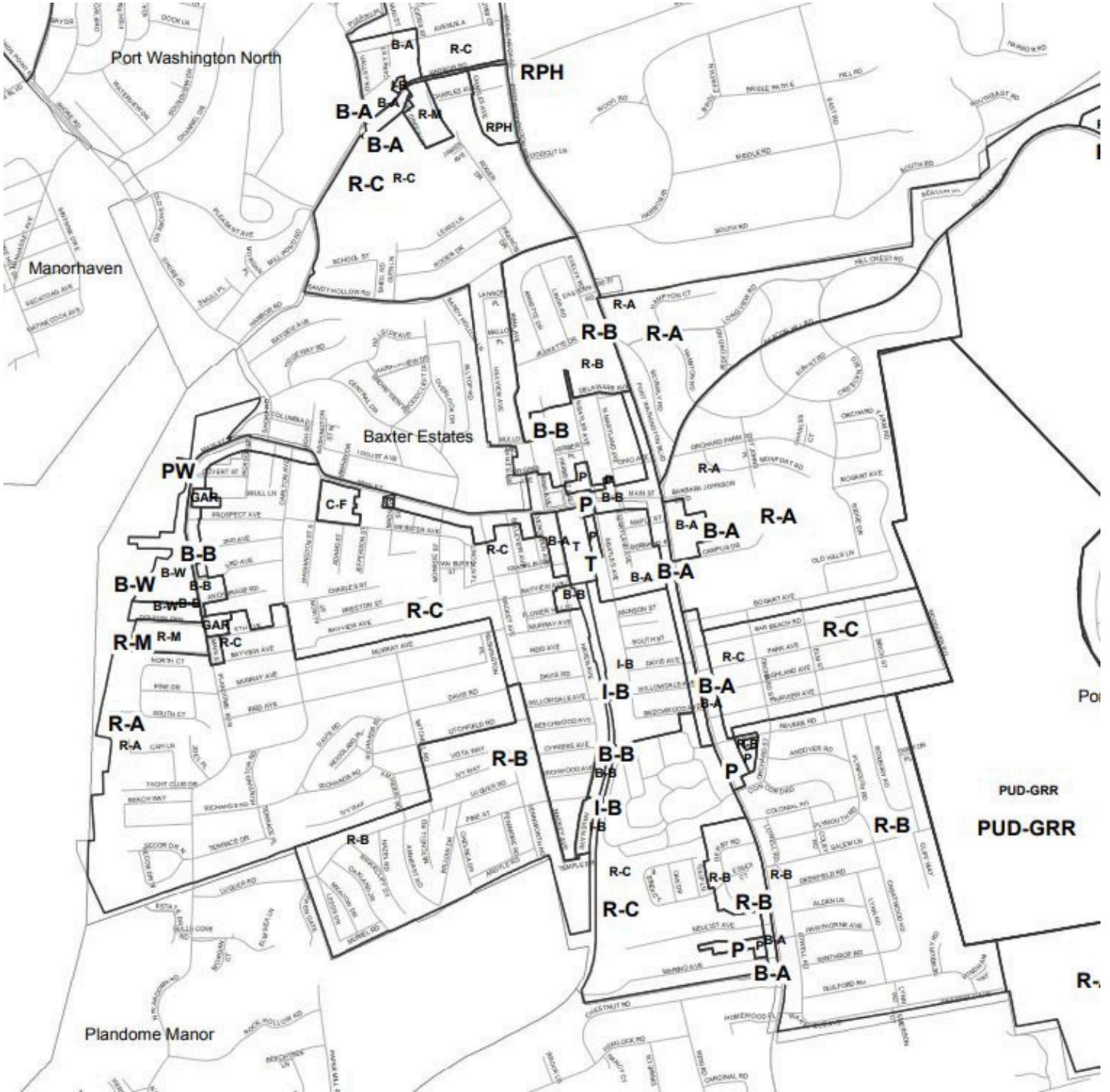
Annual Taxes - \$38,973



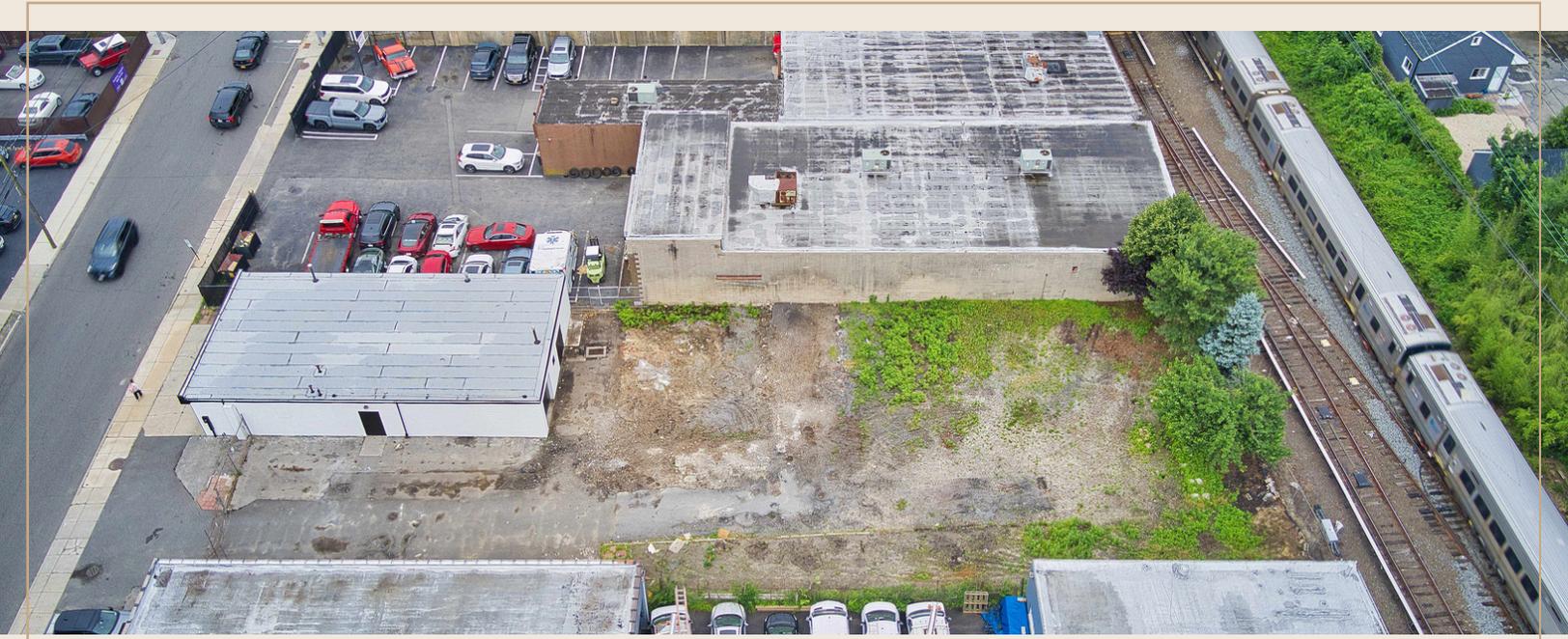
# DEMO. & TRANSIT

	1 MILE	3 MILE	5 MILE
2024 Total Population	14,556	73,507	200,327
2029 Population	14,312	72,416	197,670
Pop Growth 2024-2029	(1.68%)	(1.48%)	(1.33%)
Average Age	42	42	43
2024 Total Households	5,141	25,322	70,474
HH Growth 2024-2029	(1.81%)	(1.54%)	(1.37%)
Median Household Inc	\$167,937	\$154,948	\$130,541
Avg Household Size	2.80	2.80	2.80
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$901,214	\$1,001,409	\$904,310
Median Year Built	1950	1955	1957
 <b>COMMUTER RAIL</b>	<b>DRIVE</b>	<b>WALK</b>	<b>DISTANCE</b>
Port Washington Station (Port Washington Branch - Long Island Rail Road)	1 min	5 min	0.3 mi
Plandome Station (Port Washington Branch - Long Island Rail Road)	5 min		2.1 mi
 <b>AIRPORT</b>	<b>DRIVE</b>	<b>WALK</b>	<b>DISTANCE</b>
LaGuardia	29 min		17.4 mi
John F Kennedy International	31 min		20.2 mi
Westchester County	58 min		36.3 mi
 <b>FREIGHT PORTS</b>	<b>DRIVE</b>	<b>WALK</b>	<b>DISTANCE</b>
NY - Red Hook Container Terminal	40 min		25.5 mi

# ZONING







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