

±5,084 SF Freestanding
Medical / Office Building



Former Mount Sinai
Primary Care



Delivered Vacant
at Closing



FOR SALE // EXCLUSIVE LISTING

325 W Park Avenue

LONG BEACH, NY

The Offering

ASKING PRICE: \$2,975,000

Cushman & Wakefield is pleased to exclusively present **325 West Park Avenue**, a **±5,084 square foot, single-story medical/professional office building** situated on a **±10,019 square foot lot** in the heart of **Long Beach, New York**.

Formerly utilized as a Mount Sinai primary care, the asset is being offered **vacant**, providing investors and owner-users with immediate control and maximum flexibility. Located along **West Park Avenue**, one of Long Beach's primary east-west commercial corridors, the asset benefits from strong visibility, walkable access to transit, and proximity to the Long Beach LIRR station—less than 0.5 miles from the Property.

325 West Park Avenue is a rare opportunity to acquire a freestanding medical office asset in a supply-constrained coastal submarket with strong barriers to entry, stable demand fundamentals, and limited competing inventory.

INVESTMENT HIGHLIGHTS

- Vacant, ±5,084 square foot turnkey medical office opportunity
- Prime West Park Avenue location - less than 0.5 Miles from the Long Beach LIRR
- Highly functional footprint ideal for medical, dental, outpatient, or professional office use
- Long beach benefits from limited land availability, zoning constraints, and consistent demand for medical and service-oriented space



Property Overview

325 West Park Avenue is a freestanding, single-story medical and professional office building located along one of Long Beach's primary commercial corridors. The property features direct street frontage, an efficient interior layout, and immediate availability, making it well-suited for medical, dental, or professional users seeking a presence in a supply-constrained coastal market.



Address:
325 W Park Avenue,
Long Beach, NY 11561



Property Type:
Medical / Professional
Office Building



Building Size:
±5,084 SF



Lot Size:
±10,019 SF
(±0.23 Acres)



Zoning:
Business A



Parking:
5 On-Site Spaces



Tenancy:
Vacant



RE Taxes (2025):
\$51,717
(\$10.17 PSF)



Floor Plan

SF

Entire Building

5,084 SF



Interior Photos



Location Overview

Demographics

Distance	1 mile	3 miles	5 miles
Population	18,161	53,295	238,780
Avg. Household Income	\$150,509	\$142,135	\$131,462
Median Home Value	\$707,321	\$692,146	\$694,130



325 W Park Avenue

LONG BEACH, NY



**CUSHMAN &
WAKEFIELD**

LONG ISLAND
INVESTMENT SALES TEAM

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