



FOR SALE

301 CENTRAL AVENUE, BETHPAGE, NY 11714

ASKING PRICE: \$699,000

EXECUTIVE SUMMARY

Freestanding +/- 1900 SF two-story Professional Office Building situated at highly visible corner of Central Ave and Stewart Ave at traffic-lit intersection. This property offers gas heat, central air, a private bathroom, multiple executive office options, a kitchen/breakroom, basement, and parking for 7 cars in private lot. Ideal location for any professional office use such as attorney, CPA, therapist and more. Zoned NB in a residential zone, this property may potentially be converted back to residential or used as live/work situation. Tremendous traffic counts of over 19,000 cars passing this site per day! Convenient location, just feet from local bus stop, Seaford-Oyster Bay Expressway (135), minutes to LIRR Bethpage station, Hempstead Tpke. and other major highways. Surrounded by local and national retailers!

PROPERTY DETAILS

Building Size: +/- 1,900 SF

Lot Size: +/- 0.10 Acres

Zoning: **Neighborhood Business (NB)**

RE Taxes (2026): \$12,083 /Yr

Traffic Counts: **19,000 +**

Frontage: **85'**

Parking: **7 Spaces**

PROFESSIONAL OFFICE BUILDING

- **Ideal for any professional office use such as Attorney, CPA, Therapist etc.**
- **Highly visible corner location Traffic counts of over 19,000 Vehicles Per Day**
- **Just feet from Seaford – Oyster Bay Expressway (135)**
- **Short distance to LIRR (Bethpage)**
- **Parking for 7 cars in a Private Lot**

Jason Merrell

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Island Associates Real Estate Inc.

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EXTERIOR / INTERIOR PHOTOS

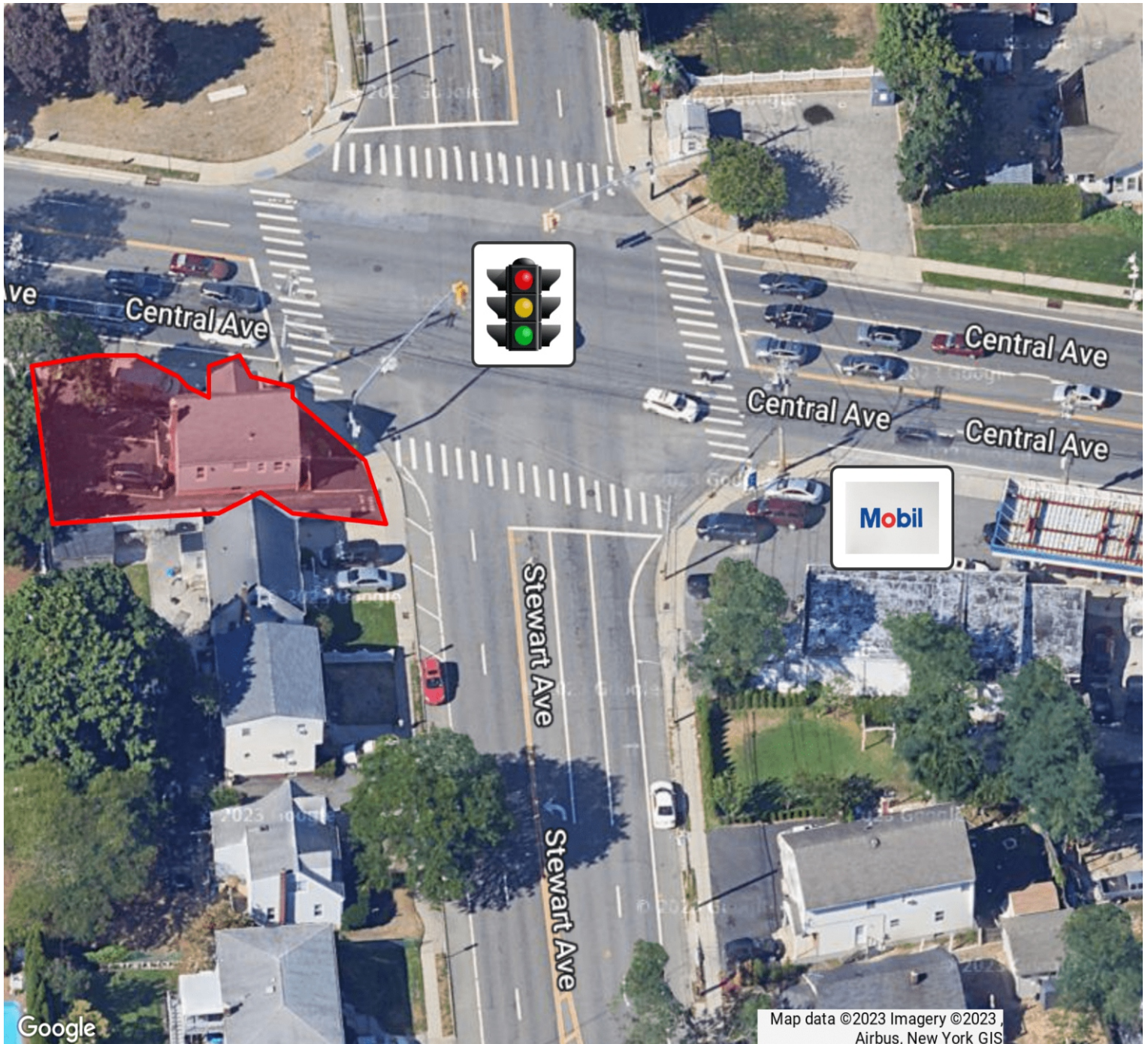


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