

2-8 BATES LANE BEDFORD, NY TOWN OF NORTH CASTLE

**RARE OPPORTUNITY
FOR SALE**
MIXED-USE STORAGE YARD +
GARAGES & WORK HOUSING

+/-2.7846 ACRES | 4 BUILDINGS | INDUSTRIAL & RESIDENTIAL | MULTIPLE USE PERMITS



WATCH THE VIDEO

[YOUTU.BE/z22EM_UHXLO](https://youtu.be/z22em_uhxlo)

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COMMERCIAL REAL ESTATE SERVICES

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2-8 BATES LANE

BEDFORD, NY
TOWN OF NORTH CASTLE

FEATURES:

+/-2.7846 acres | +/-125,000 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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ZONING:

GB (General Business)

PERMITS:

- Construction and Demolition Processing Facility
- Storage and Sales of Building Materials
- Stormwater Pollution Prevention Plan
- Equipment + Vehicle Repair + Service



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

S/B/L: 102.04-1-19

2.7846 ACRES

TAXES: \$51,096.34 (2026)

PRICE: \$5,850,000



4 BATES LANE: 2BR/2BA + STUDIO

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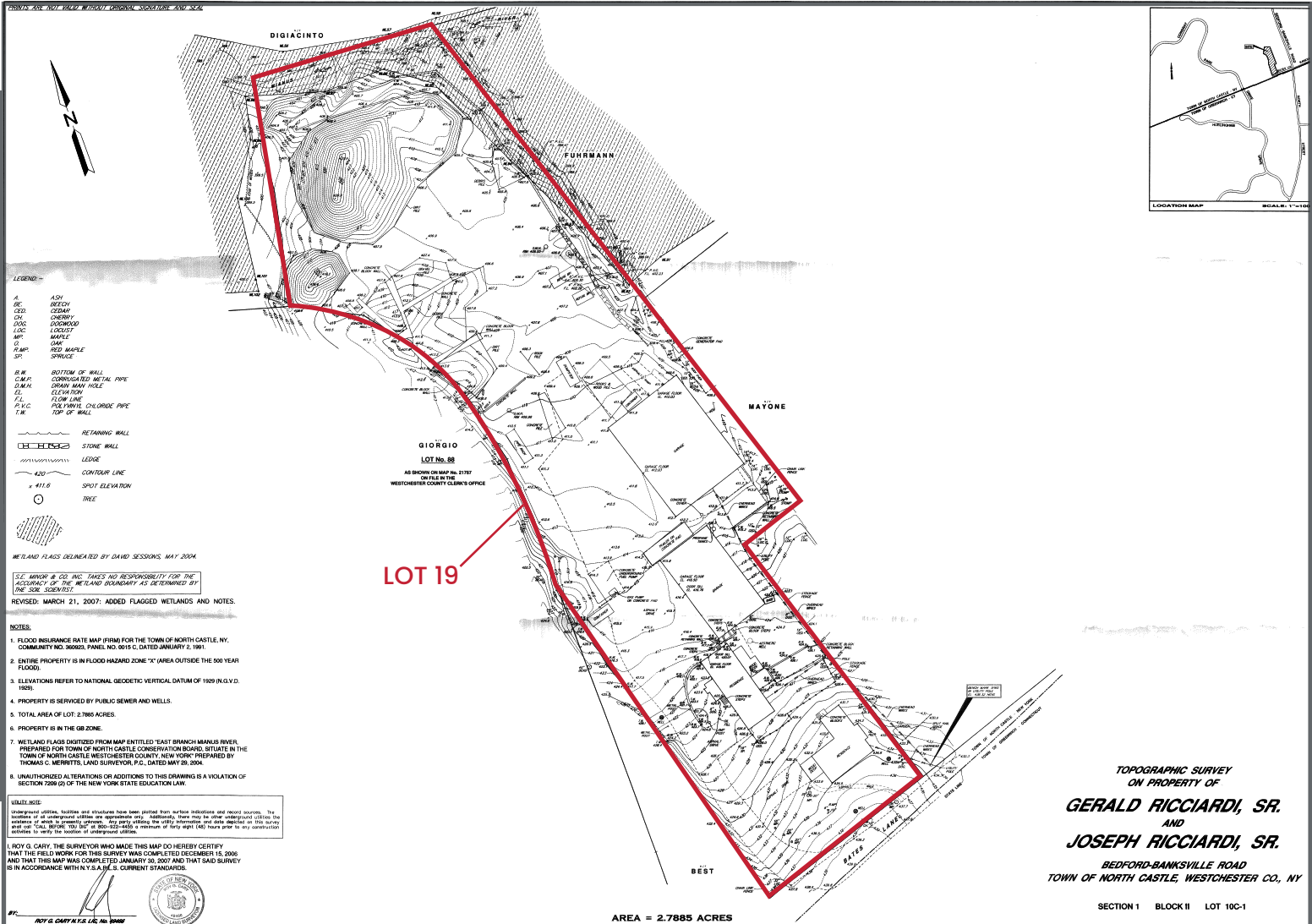
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TOPOGRAPHICAL SURVEY MAP



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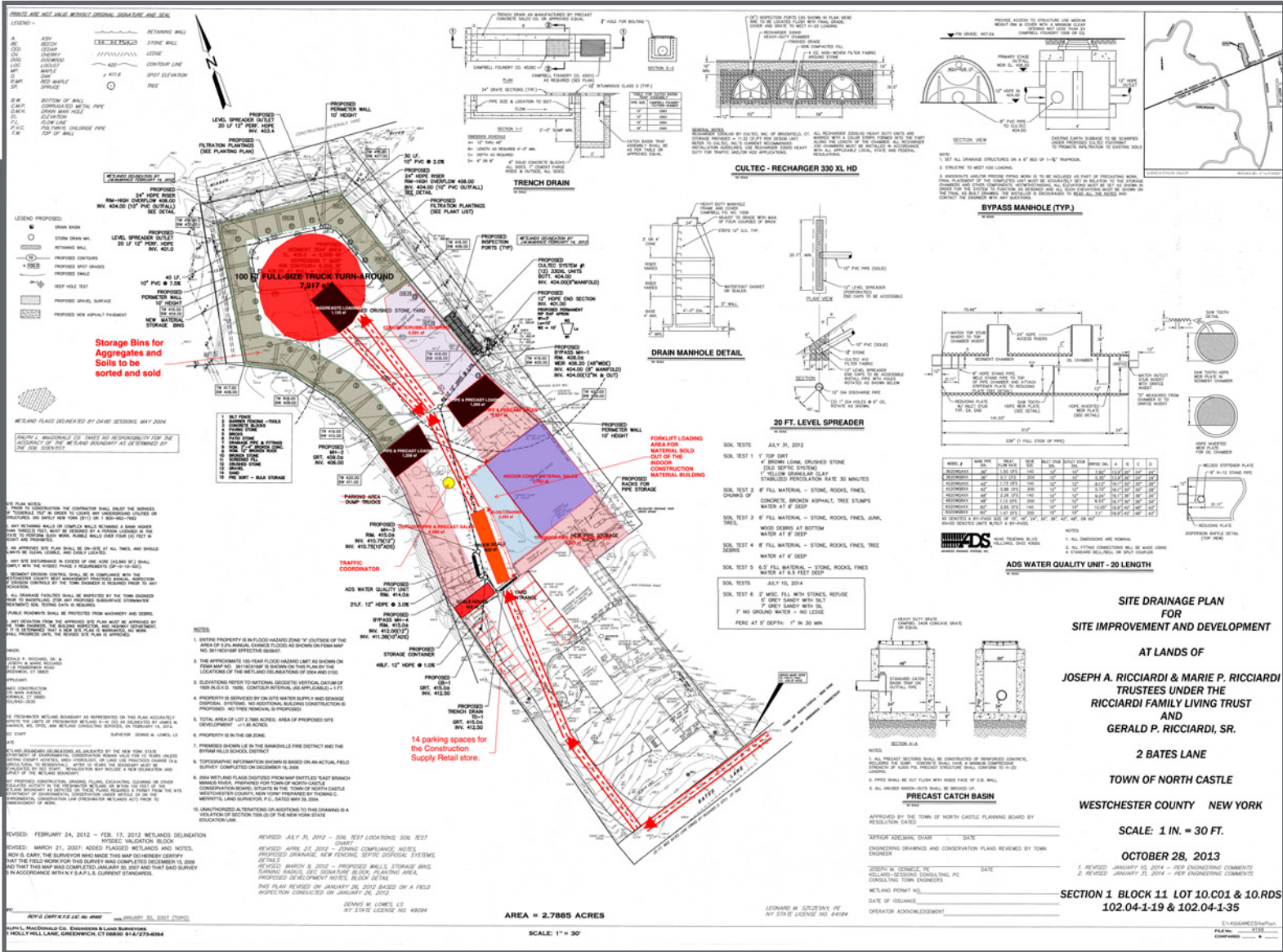
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MATERIAL STORAGE AREAS



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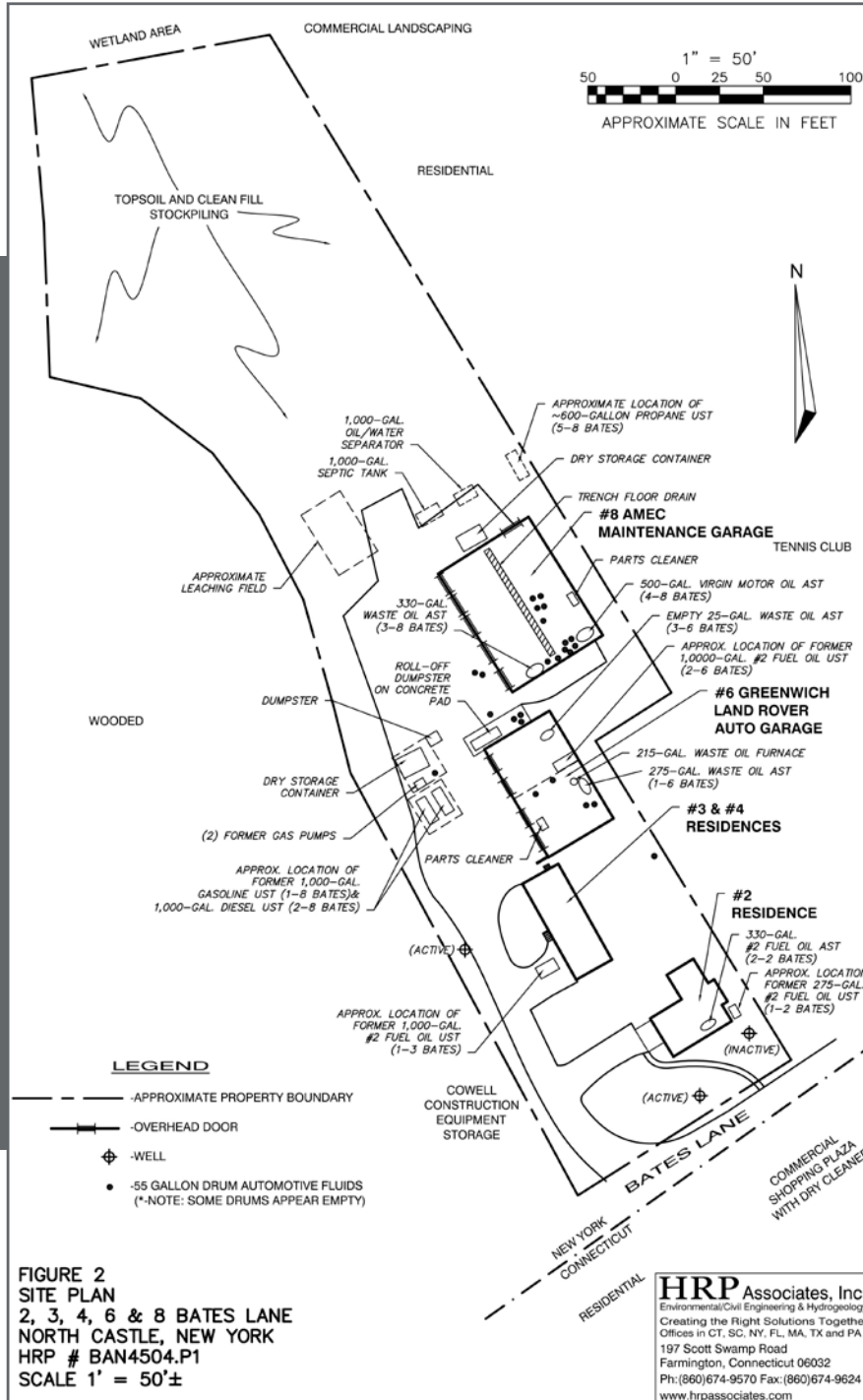
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SITE PLAN



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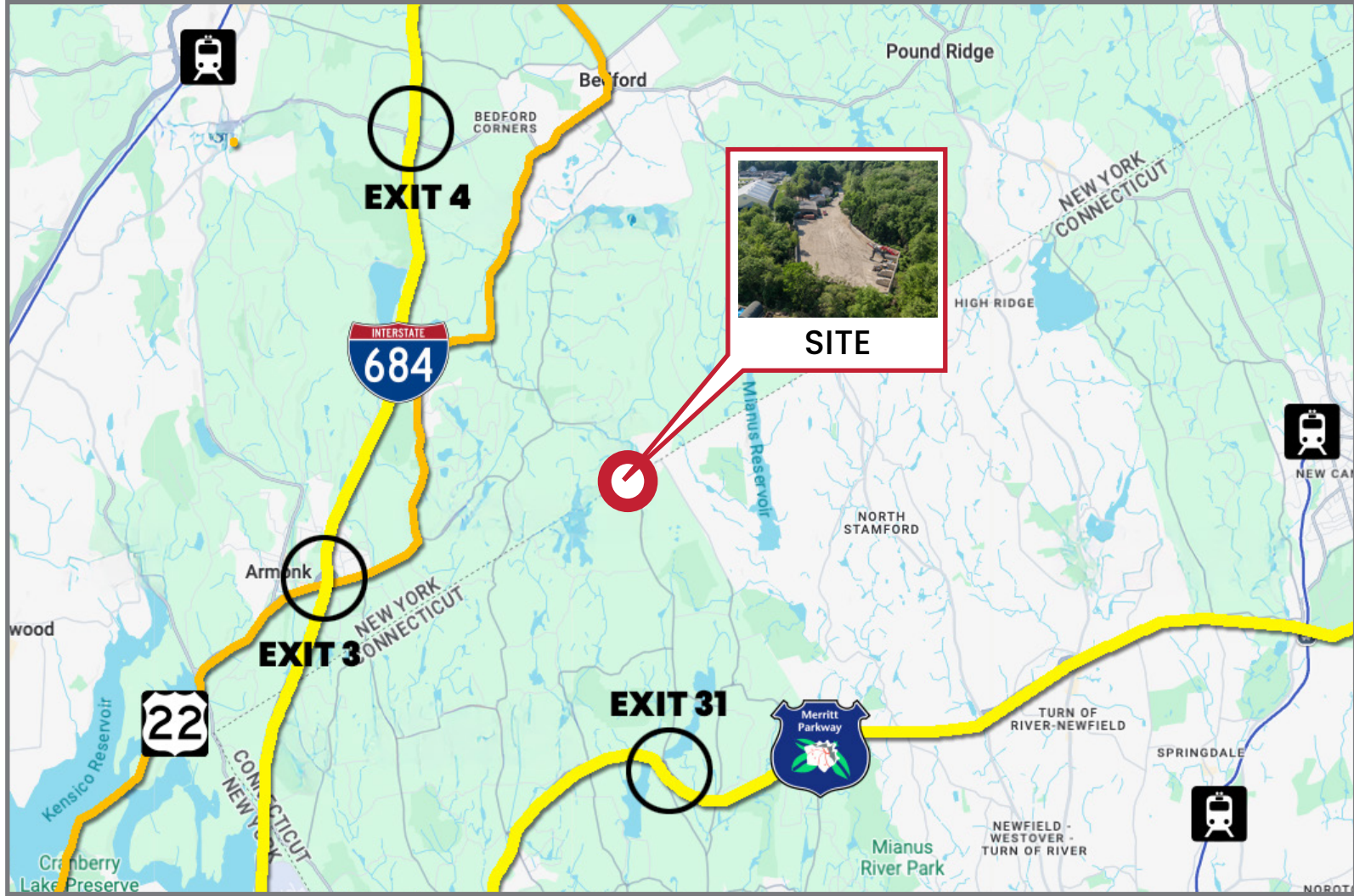
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BEDFORD, NY

TOWN OF NORTH 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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