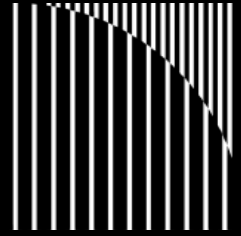


Available for Lease
679 Port Washington Blvd



Port Washington

COMPASS
COMMERCIAL



679 Port Washington Blvd

Offered at \$5,850 / NNN

About the property lot:

Free Standing Property Facing Port Washington Blvd
Section: 6 | Block: 2 | Lot: 277

Zoning: Business-A - TONH <https://ecode360.com/9300776>

Proposed Parking: 6 spaces

Frontage: 100 ft

Depth: 65 ft

Lot Size: 6,500 sqft

Enhancements: 1,403 sqft 3 bay service station

Signage: Building & backlit street pylon.

Taxes: 2024 - \$24,335.61 | \$17.35/FT

Insurance Estimate: \$2,806 | \$2.00/FT

About the building:

Year Built: 1933

Size: 1,403 sqft

Bays: 3 service bays w/ 3 lifts.

Restroom: 1

Electric: 150 Amps

Fuel: Gas

Heat: Gas blowers and waste oil heater

Cooling: In-wall unit - office only

Curb cuts: 2 on Port Washington Blvd & 2 on Park Avenue

NO AUTOMOTIVE USE ALLOWED

Demographics:

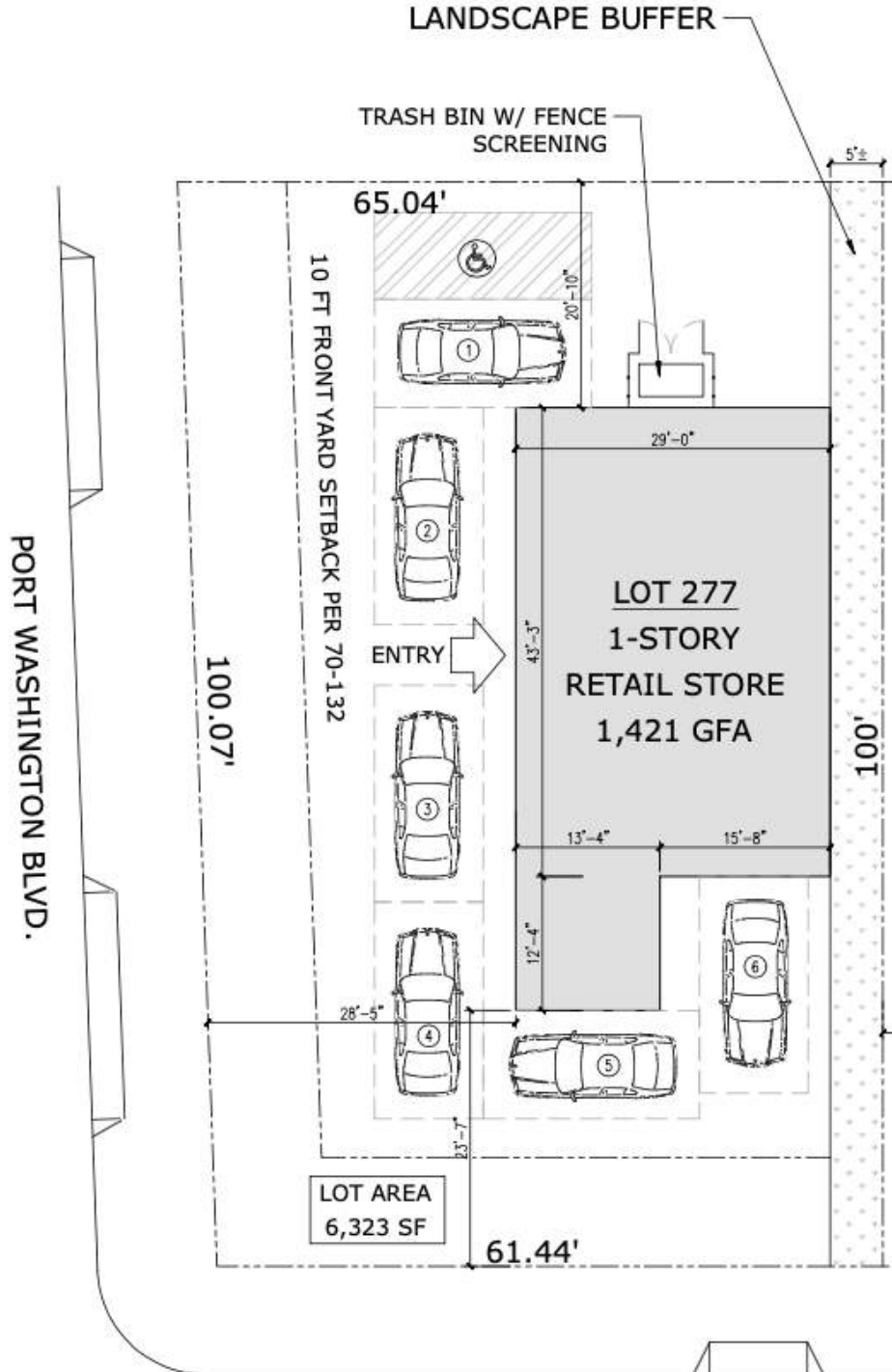
Traffic: 31,997 Vehicles per day

	2 Mile	5 Mile	10 Mile
Population 2023:	34,589	198,153	1,888,610
Households 2023:	12,387	71,473	655,878
Household Income AVG:	\$184,615	\$161,821	\$114,790

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Lic. Assoc. R.E. Broker
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Proposed Site Plan



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PARK AVE

