

FREESTANDING OFFICE BUILDING FOR SALE:

301 Central Avenue Bethpage, NY 11714



For More Information Contact the Exclusive Broker:

**Jason Merrell**

Licensed Real Estate Salesperson

Island Associates Real Estate

631.767.3033

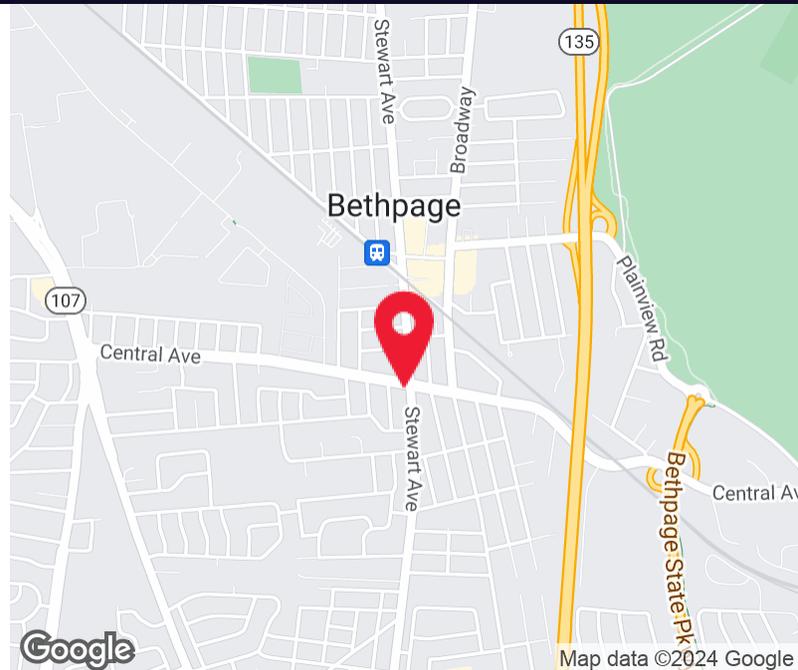
[jason@islandassociates.com](mailto:jason@islandassociates.com)





# Office Property For Sale

## 301 Central Avenue Bethpage, NY 11714



### Offering Summary

<b>Sale Price:</b>	\$699,000
<b>Annual Taxes:</b>	\$12,291.00
<b>Building Size:</b>	+/- 1,901 SF
<b>Lot Size:</b>	0.10 Acres
<b>Parking:</b>	7 Private Spots
<b>Year Built:</b>	1949
<b>Zoning:</b>	NB
<b>Traffic Count:</b>	16,103
<b>Frontage:</b>	85 Feet

### Property Overview

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/break room, 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 16,000 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! Will NOT Last! Call Jason Merrell for a private showing and more details!

### Property Highlights

- Highly Visible Corner Location
- 85 Feet of Frontage on Central Ave.
- Parking for 7 Cars in Private Lot

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# Property Photos

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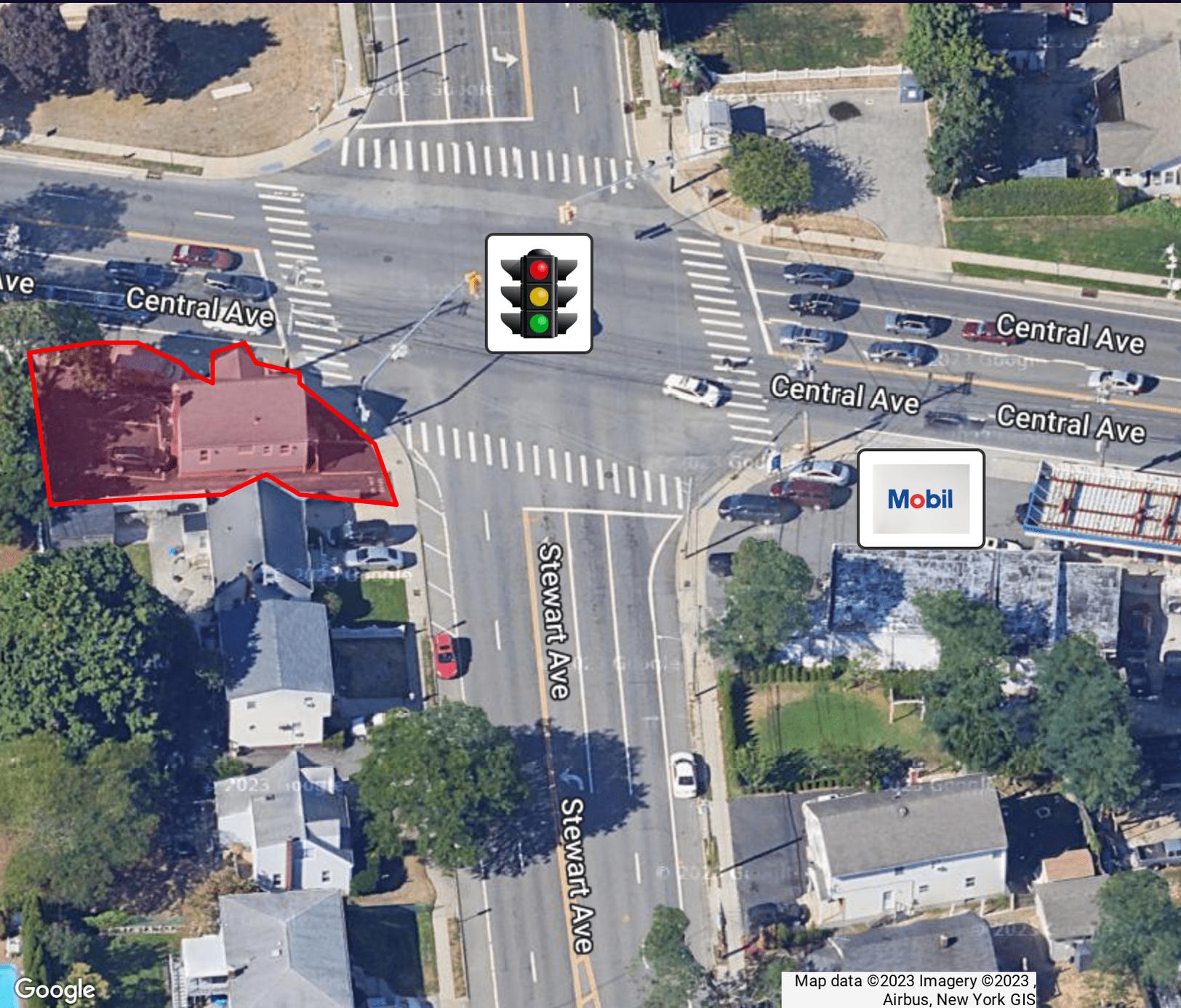
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# Aerial View of Property

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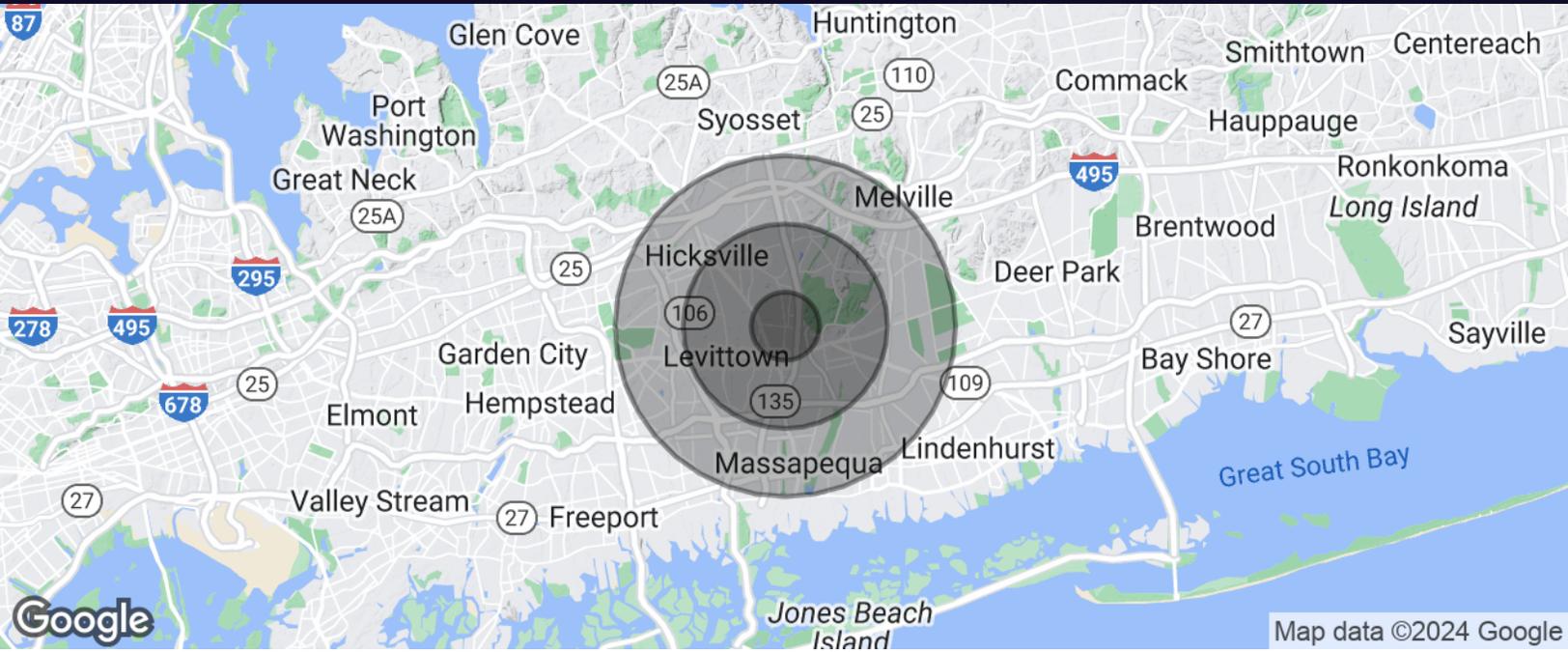






# Property Demographics

## 301 Central Avenue Bethpage, NY 11714



Population	1 Mile	3 Miles	5 Miles
Total Population	16,671	158,169	388,502
Average Age	44.8	43.6	42.8
Average Age (Male)	42.6	42.0	41.0
Average Age (Female)	45.8	45.2	44.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,546	54,973	131,503
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$135,042	\$138,594	\$144,383
Average House Value	\$500,789	\$476,967	\$502,021

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