

EXCLUSIVE LISTING

48 DAVIS AVE

PORT WASHINGTON, NY 11050

INDUSTRIAL WAREHOUSE | 2-STORY COMMERCIAL BUILDING

HELMSLEY SPEAR

OF LONG ISLAND



PROPERTY HIGHLIGHTS

- ✓ 2-Story Industrial Warehouse Building
- ✓ 8,000 SF Total (4,000 SF Each Floor)
- ✓ Security Cameras
- ✓ One (1) Drive-In Roll Up Door (9.5 Feet High x 10 Ft Wide)
- ✓ 12 Parking Spots
- ✓ 2 Large Office Spaces (±1,500 SF Total)
- ✓ 3 Modern Updated Bathrooms
- ✓ Small Kitchen / Prep Area
- ✓ 2 HVAC Units
- ✓ Alarm System in Place
- ✓ Single Layer Roof
- ✓ Sewer / Water
- ✓ Current Phase 1 Environmental Report
- ✓ Excellent Condition
- ✓ Close Proximity to LIRR, and Bus Routes
- ✓ Major Signage Visibility



BUILT IN
1950



LOT SIZE
6,360 SF
(0.146 ACRE)



SECTION / BLOCK / LOT

Section: 5
Block: 132
Lot: 626

- Zoning: B (1-B) Industrial Business
- Lot Size: 6,360 SF (0.146 Acre)
- Lot Frontage: 40 FT
- Lot Depth: 159 FT
- Real Estate Taxes: \$37,630



EXCLUSIVE LISTING

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PURCHASE PRICE
UPON REQUEST

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