

FOR SALE
ASKING PRICE \$1,750,000

257 WEST PARK AVENUE

Long Beach, NY 11561 | **Nassau County**



**3,440 SF SECOND-GENERATION MEDICAL SPACE
IN LONG BEACH, NY**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Delivered Vacant

Unique opportunity for investor or owner-user

#2

Fully Built Out Medical Space

Suitable for Urgent Care, Dental, PT or specialty practice

#3

Park Avenue Frontage

40 FT of frontage on Long Beach's main commercial corridor

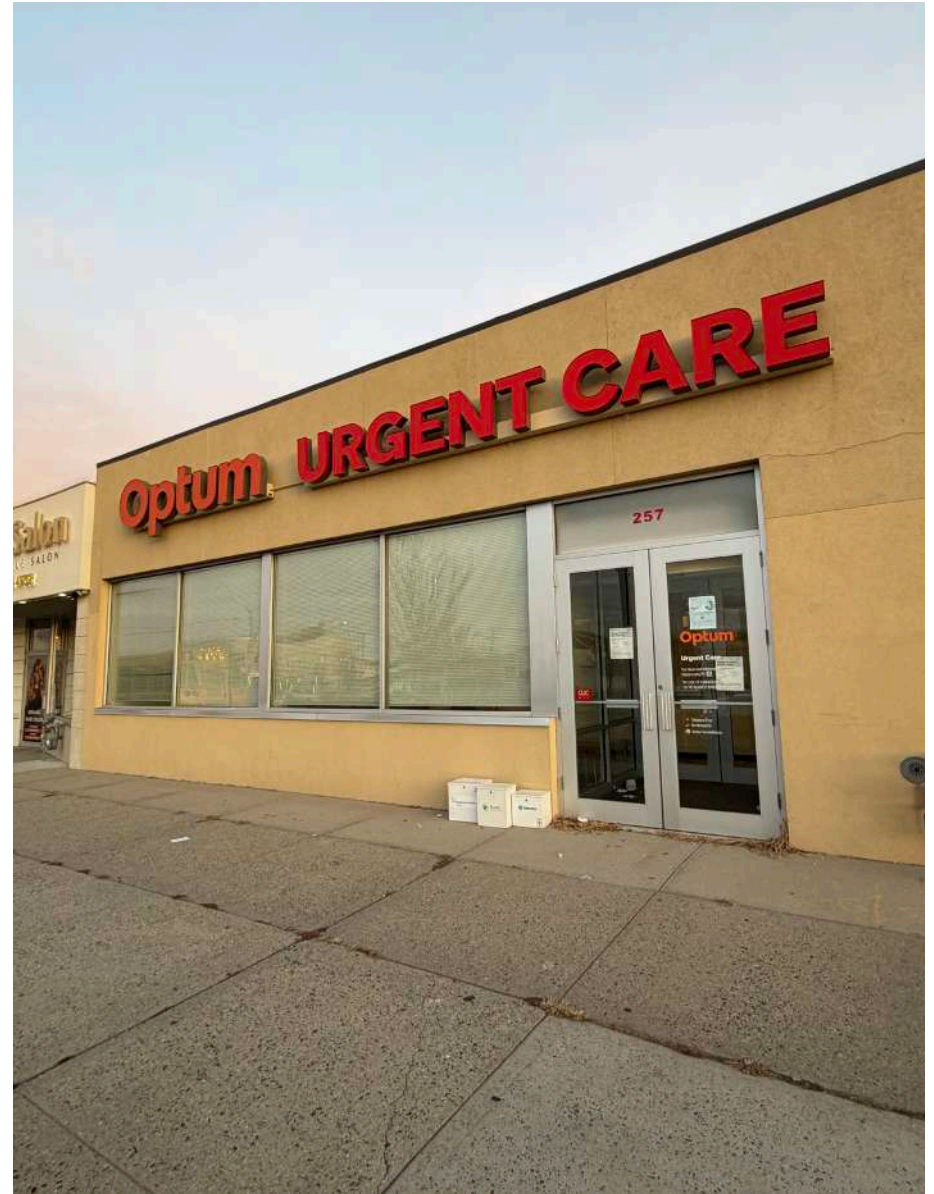
#4

Strong Demographics

57,840 population with \$112,981 median HHI in 3-mile radius

#5

Close Proximity to the LIRR and Boardwalk



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **257 WEST PARK AVENUE** — in Long Beach, NY (the 'Property').

The subject property is located at 257 West Park Avenue in Long Beach. Formerly occupied by Optum, the 3,440 SF building offers a turnkey, second-generation medical space delivered vacant, presenting an opportunity to secure a built out medical facility.

Situated on West Park Avenue, Long Beach's primary commercial corridor, the building benefits from strong pedestrian and vehicular traffic, dense population and ample municipal parking nearby. The single-story building sits on a 4,000 SF lot with 40 feet of frontage, zoned Business A.



PROPERTY SUMMARY

THE OFFERING

Property Address	257 W Park Ave, Long Beach, NY
County	Nassau
Municipality	City of Long Beach
Section / Block / Lot	59 / 58 / 43

BUILDING & SITE

Lot SF	4,000 SF (approx.)
Lot Acres	0.09 acres
Lot Frontage (LF)	40
Lot Depth (LF)	100
Above-Grade Building SF	3,440 SF (approx.)
Below-Grade Building SF	-
Total Gross Building SF	3,440 SF (approx.)
Building Frontage (LF)	40
Building Depth (LF)	86
Stories	1
Year Built	1956
Year Renovated	2013
Parking Spaces	Municipal

ZONING INFORMATION

Zoning District	Business A
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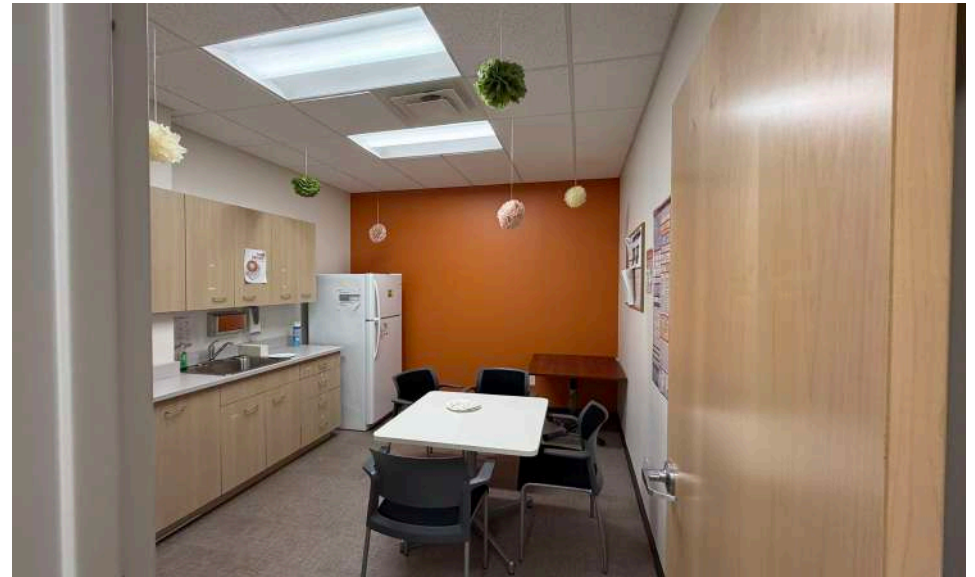
TAXES

Tax Year	2026
Tax \$/SF	\$10.68
Total Annual Taxes	\$36,745

OPERATING EXPENSES

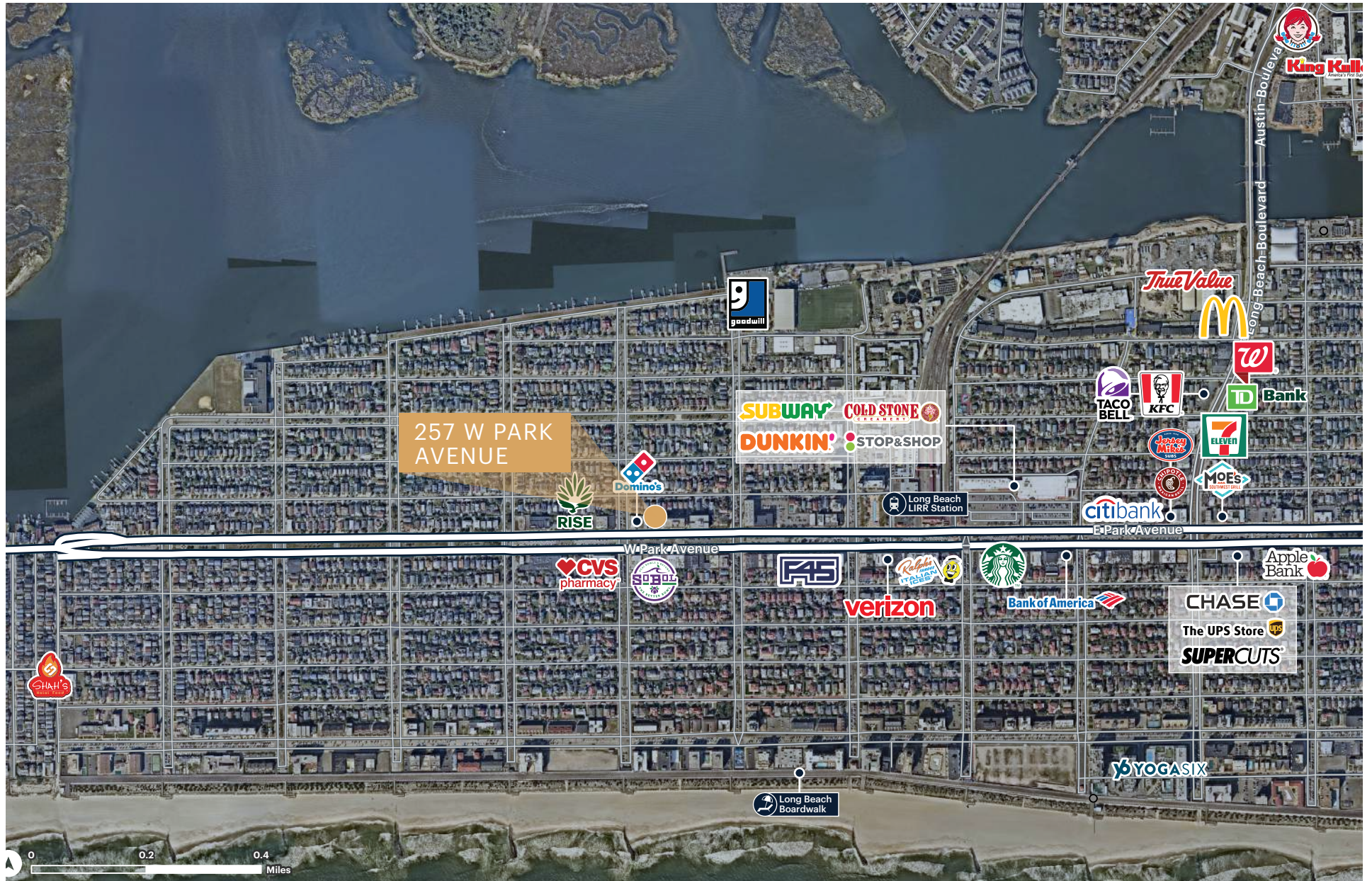
OPERATING EXPENSES		
Taxes & Insurance	Annual	Per SF
Property Taxes	\$36,745	\$10.68
Insurance	\$5,000	\$1.45
Total Operating Expenses	\$41,745	\$12.13

INTERIOR PHOTOS

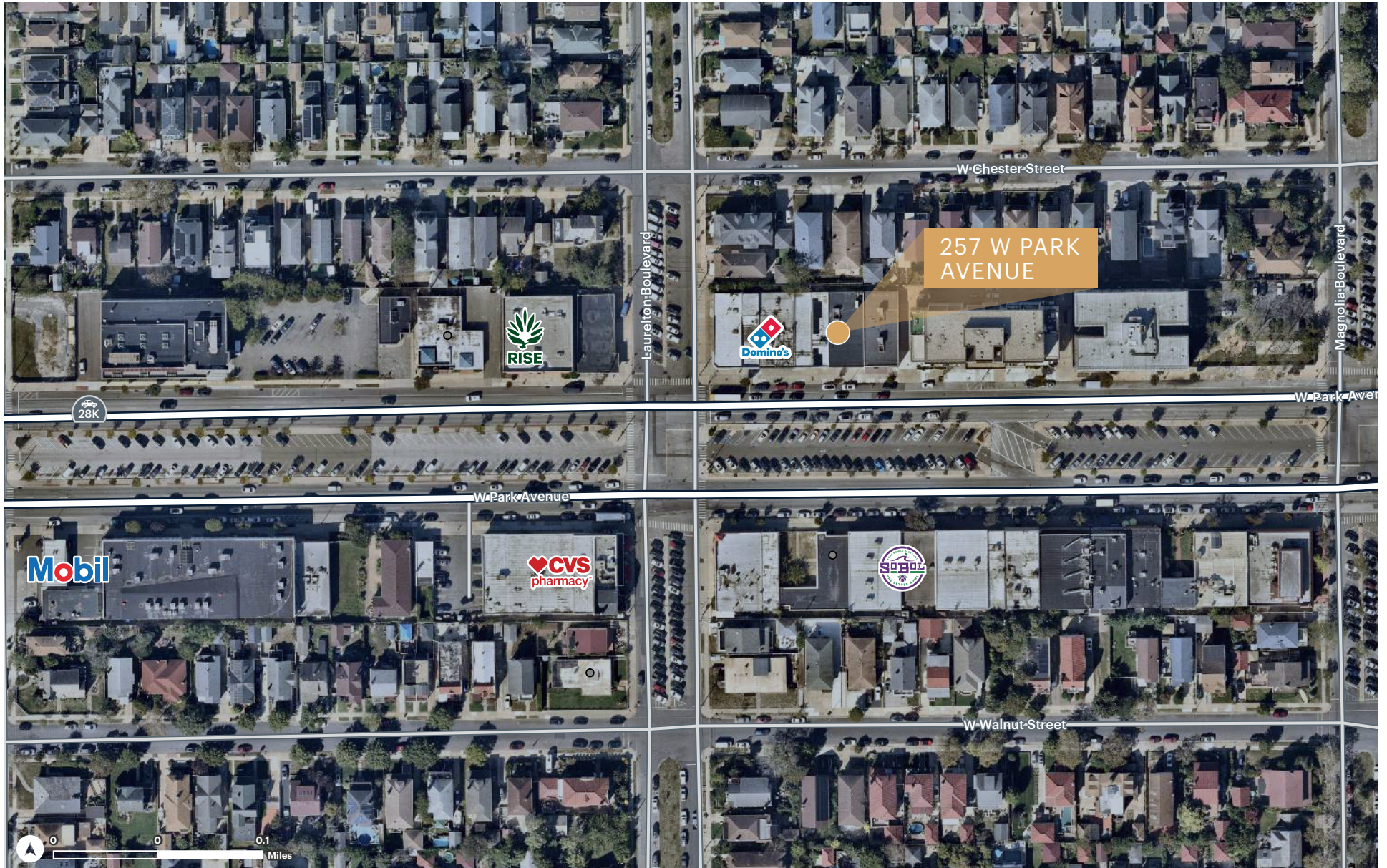


257 W PARK AVENUE
FOR SALE

MARKET AERIAL



AERIAL





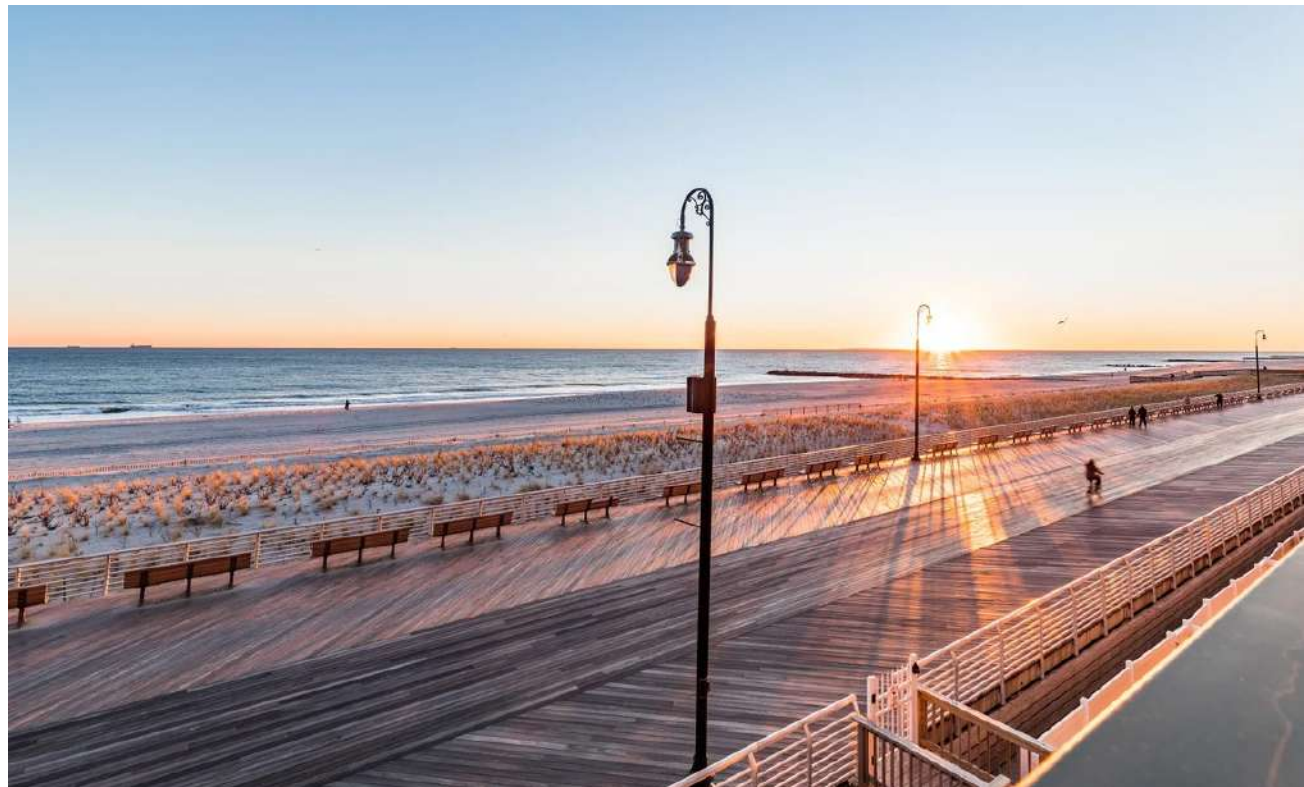


MARKET OVERVIEW

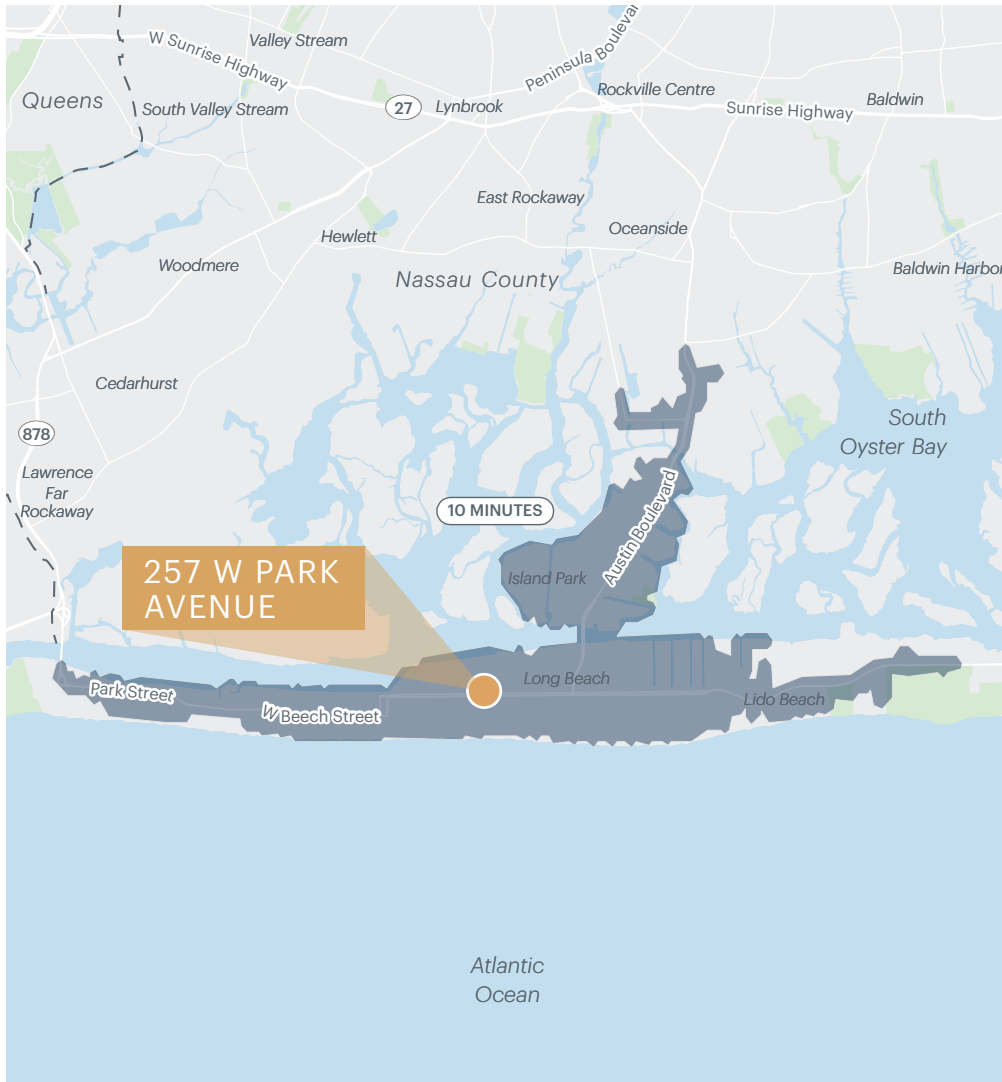
LONG BEACH is a vibrant coastal city located on the barrier island of Long Beach in Nassau County. Known for its beautiful sandy beaches and famous boardwalk, the city attracts residents and visitors who enjoy ocean views, outdoor recreation, and a relaxed seaside atmosphere. Its convenient location also makes it a popular community for people who commute to New York City.

The city's two-mile-long boardwalk is one of its most recognizable attractions. Throughout the year, people can be seen walking, biking, jogging, and enjoying the fresh ocean air along the waterfront. Long Beach also offers a variety of restaurants, local shops, parks, and community events that help create a welcoming and active environment for families and visitors alike.

In addition to its recreational appeal, Long Beach has a rich history dating back to the late 1800s when it developed as a resort destination. Today, it combines small-town charm with modern amenities, featuring diverse neighborhoods, strong community spirit, and a deep connection to the Atlantic Ocean. Whether visiting for a day at the beach or choosing to live there year-round, many people appreciate Long Beach for its unique blend of coastal beauty and urban accessibility.



DRIVE-TIME



	5 MIN	10 MIN	15 MIN
POPULATION	21,045	48,568	81,042
NUMBER OF HOUSEHOLDS	8,457	20,648	32,685
AVERAGE HOUSEHOLD INCOME	\$176,461	\$166,821	\$168,943
MEDIAN HOUSEHOLD INCOME	\$137,542	\$130,102	\$132,196
COLLEGE GRADUATES	8,216 34.7%	19,380 34.4%	31,018 33.2%
TOTAL BUSINESSES	770	1,463	2,862
TOTAL EMPLOYEES	6,810	13,016	25,949
DAYTIME POPULATION	15,961	34,409	63,989

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

JON WINZELBERG

jwinzelberg@ripcony.com
516.933.8880

JASON SOBEL

jsobel@ripcony.com
516.933.8880

SYDNEY SCHMITT

sschmitt@ripcony.com
516.933.8880