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

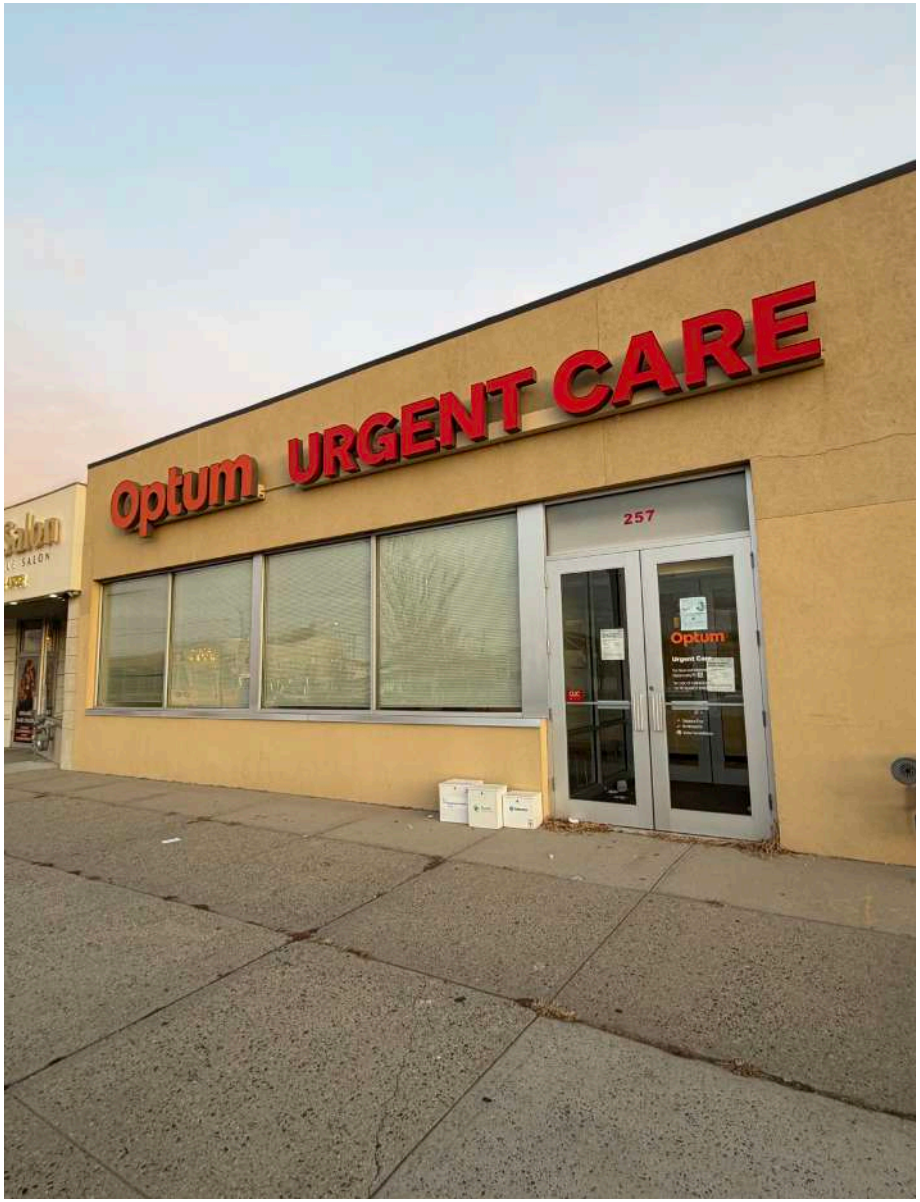
#4

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

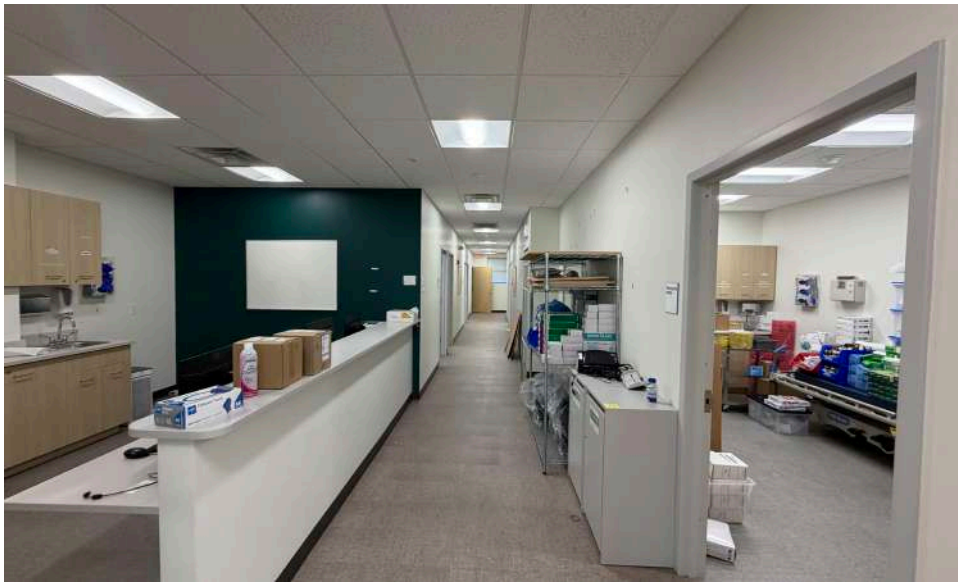
OPERATING EXPENSES

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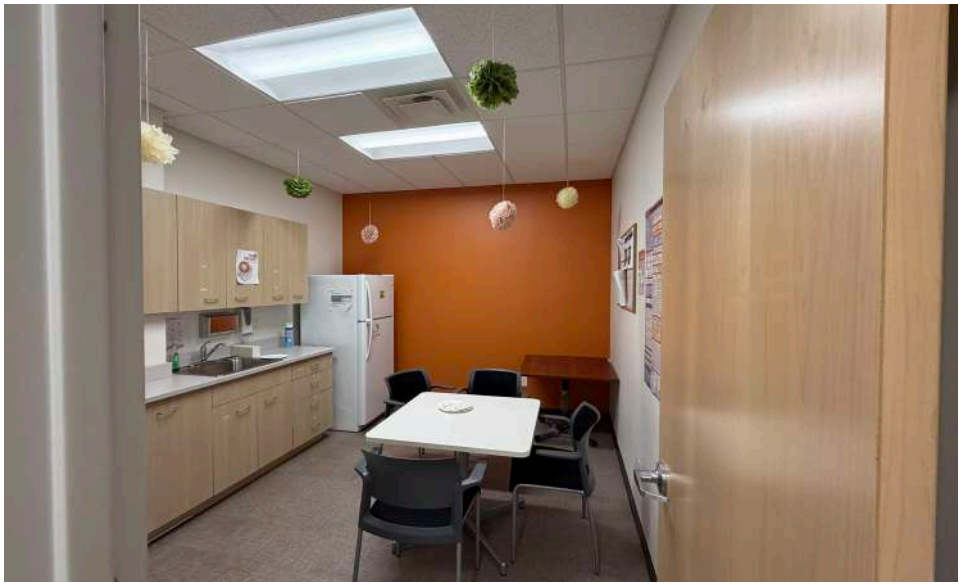
Taxes & Insurance	Annual	Per SF
Property Taxes	$36,745	$10.68
Insurance	$5,000	$1.45
Total Operating Expenses	**$41,745**	**$12.13**

INTERIOR PHOTOS

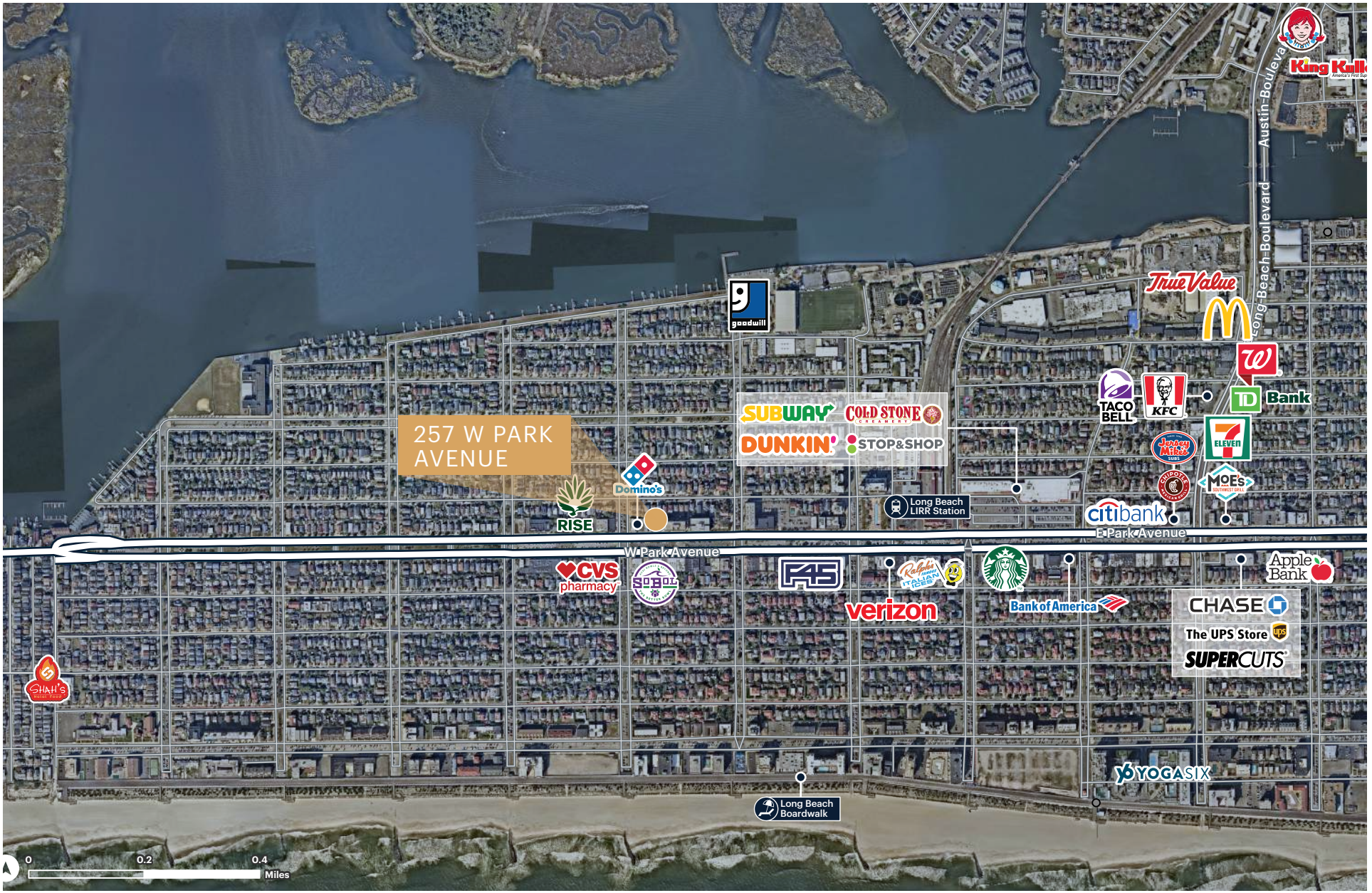




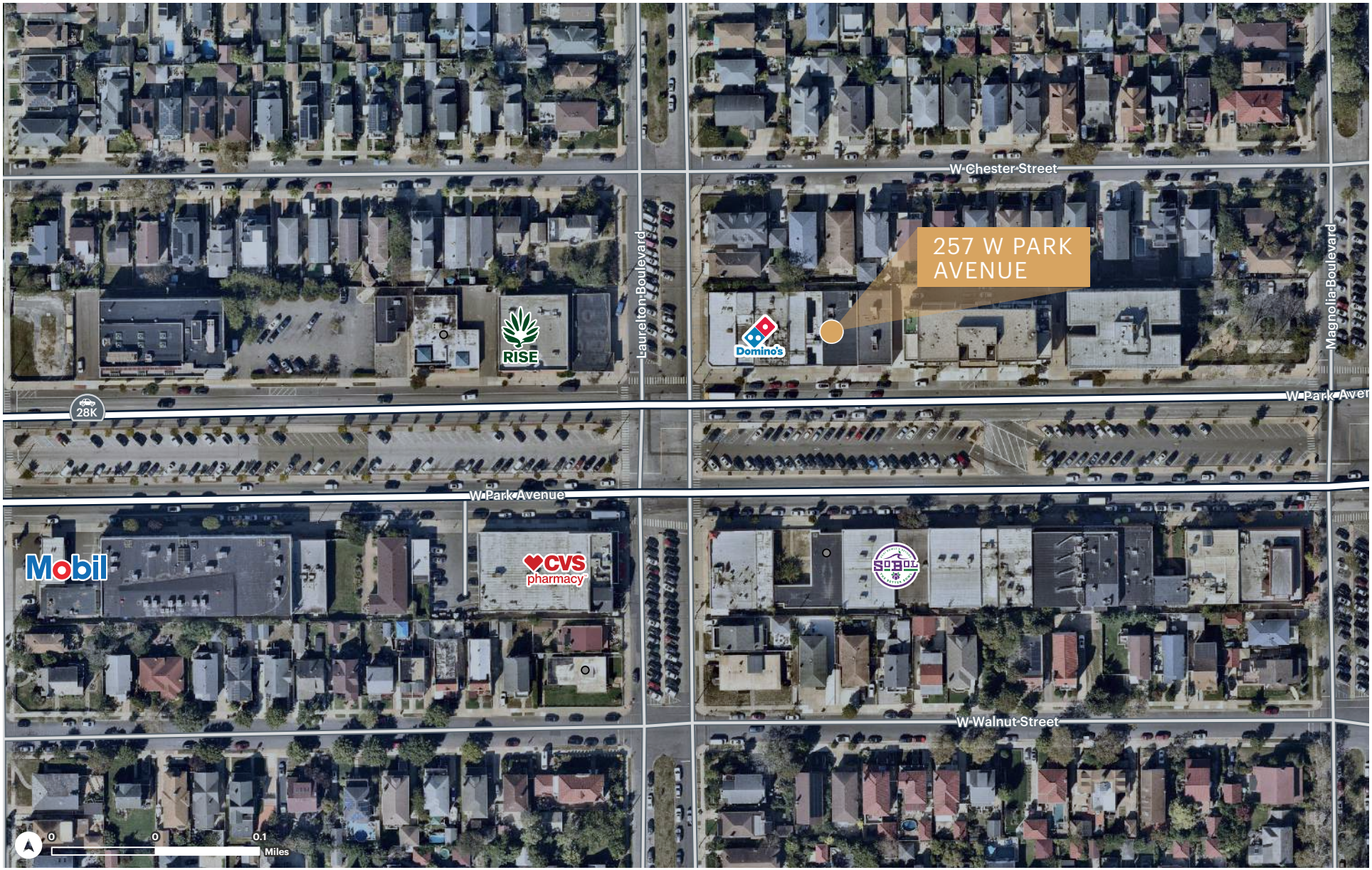




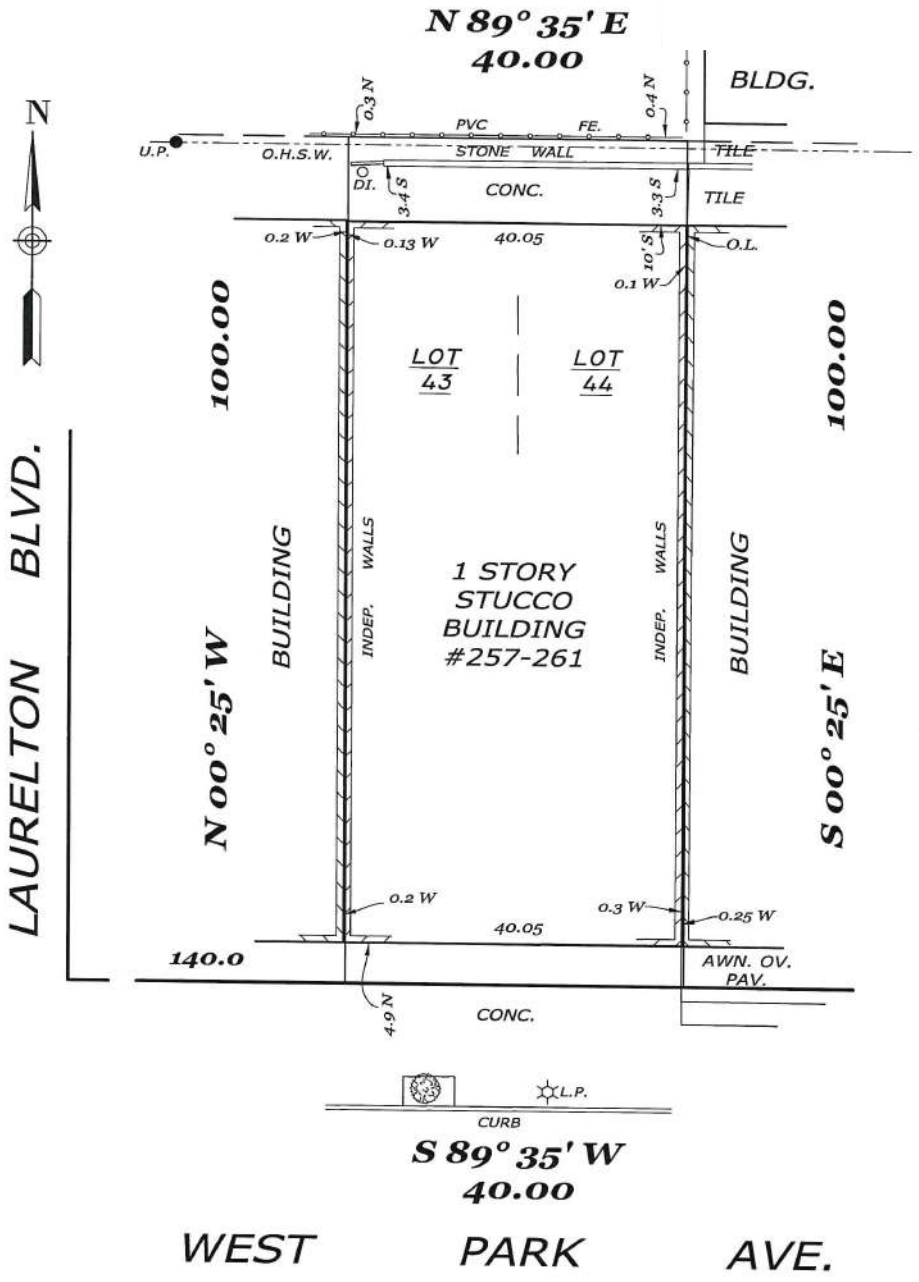
MARKET AERIAL



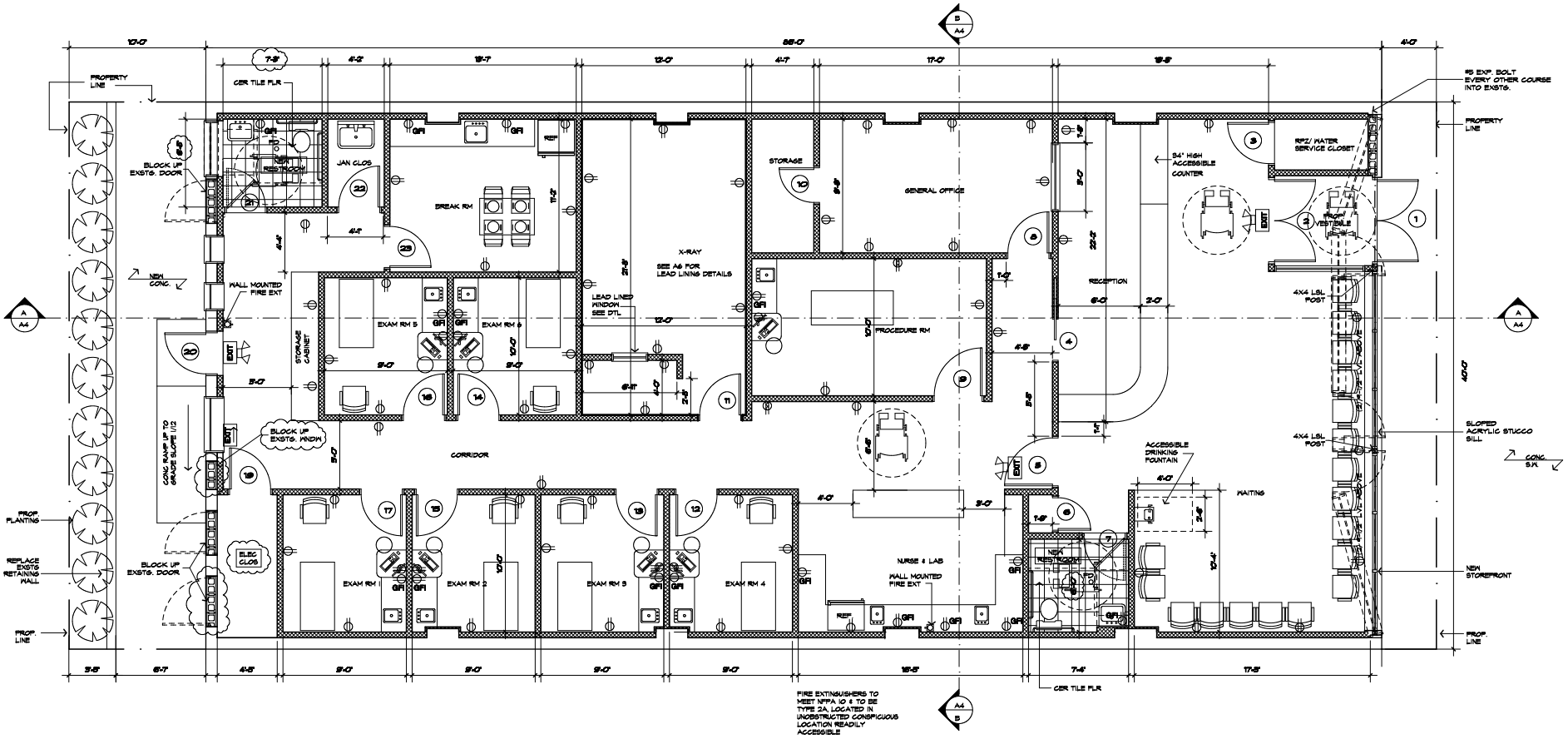
AERIAL


W Chester Street
257 W PARK AVENUE
Laureton Boulevard
Magnolia Boulevard
RISE
Domino's
28K
W Park Aver
W Park Avenue
Mobil
CVS pharmacy
W Walnut Street
0
0
0.1
Miles

SURVEY


N 89° 35' E
40.00
BLDG.
N
0.3 N
0.4 N
PVC
FE.
U.P.
O.H.S.W.
STONE WALL
TILE
DI.
3.4 S
CONC.
3.3 S
TILE
0.2 W
0.13 W
40.05
10' S
O.L.
0.1 W
100.00
LOT 43
LOT 44
100.00
LAURELTON BLVD.
N 00° 25' W
BUILDING
WALLS
INDEP.
1 STORY
STUCCO
BUILDING
#257-261
WALLS
INDEP.
BUILDING
S 00° 25' E
0.2 W
0.3 W
0.25 W
40.05
140.0
AWN. OV.
PAV.
4.9 N
CONC.
L.P.
CURB
S 89° 35' W
40.00
WEST PARK AVE.

FLOOR PLAN


PROPERTY LINE
CER TILE FLR
BLOCK UP EXSTG. DOOR
NEW CONC.
WALL MOUNTED FIRE EXT
STORAGE CABINET
CONC RAMP UP TO GRADE SLOPE 1:12
BLOCK UP EXSTG. WNDW
BLOCK UP EXSTG. DOOR
ELEC CLOS
PROP. PLANTING
REPLACE EXSTG RETAINING WALL
PROP. LINE
MEN'S RESTROOM
JAN CLOS
BREAK RM
STORAGE
GENERAL OFFICE
X-RAY
SEE A6 FOR LEAD LINING DETAILS
LEAD LINED WINDOW SEE DTL
EXAM RM 5
EXAM RM 6
CORRIDOR
EXAM RM 1
EXAM RM 2
EXAM RM 3
EXAM RM 4
PROCEDURE RM
NURSE & LAB
WALL MOUNTED FIRE EXT
54" HIGH ACCESSIBLE COUNTER
RECEPTION
ACCESSIBLE DRINKING FOUNTAIN
WAITING
RPZ/ WATER SERVICE CLOSET
FRONT VESTIBULE
#5 EXP. BOLT EVERY OTHER COURSE INTO EXSTG.
4X4 LSL POST
SLOPED ACRYLIC STUCCO SILL
CONC. S.W.
NEW STOREFRONT
FIRE EXTINGUISHERS TO MEET NFPA 10 & TO BE TYPE 2A LOCATED IN UNOBSTRUCTED CONSPICUOUS LOCATION READILY ACCESSIBLE

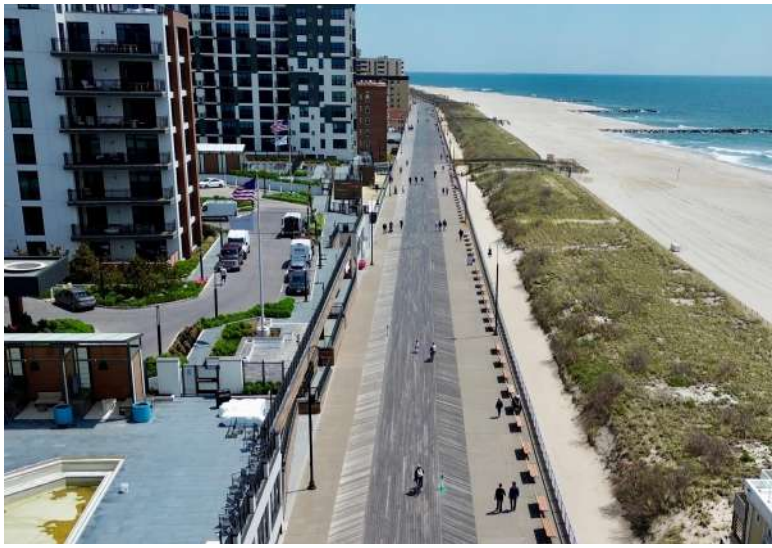
MARKET OVERVIEW

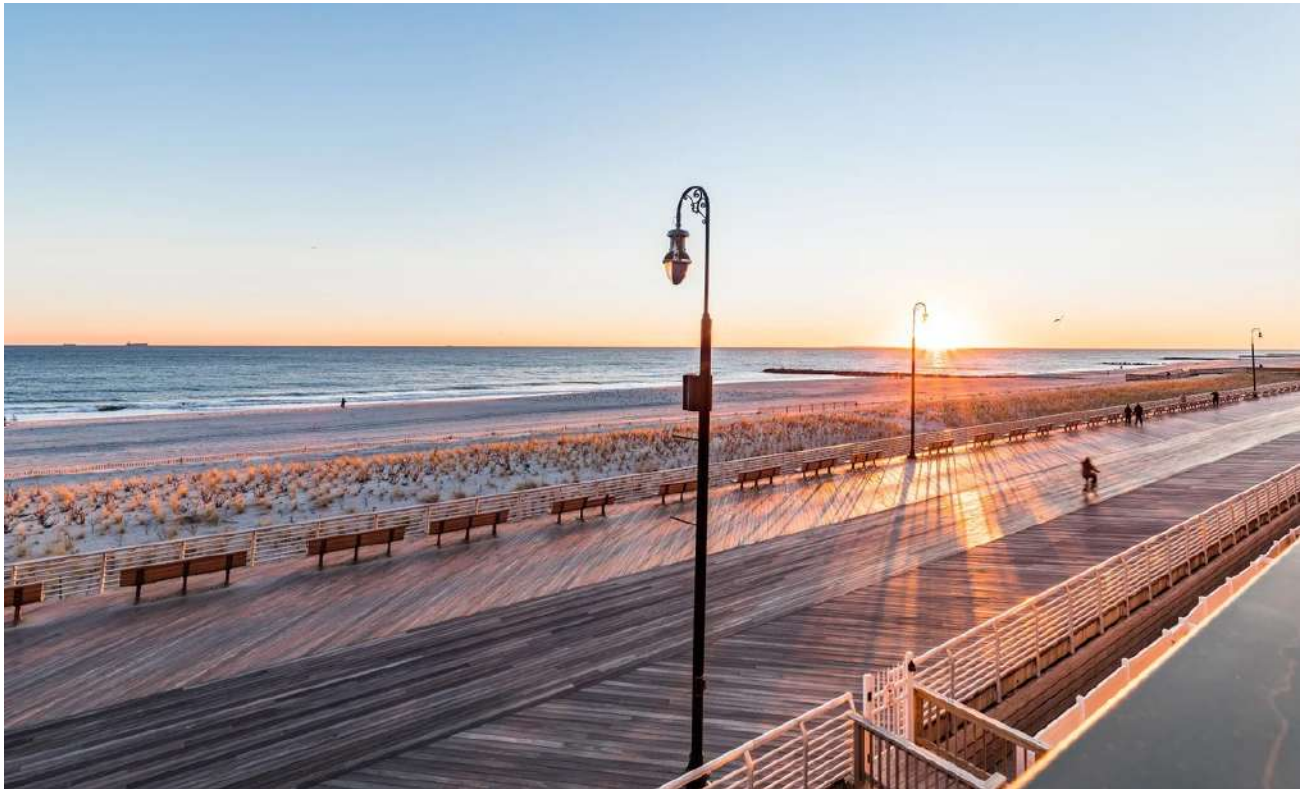
LONG BEACH is a vibrant coastal city located on the barrier island of Long Beach in Nassau County. Known for its beautiful sandy beaches and famous boardwalk, the city attracts residents and visitors who enjoy ocean views, outdoor recreation, and a relaxed seaside atmosphere. Its convenient location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

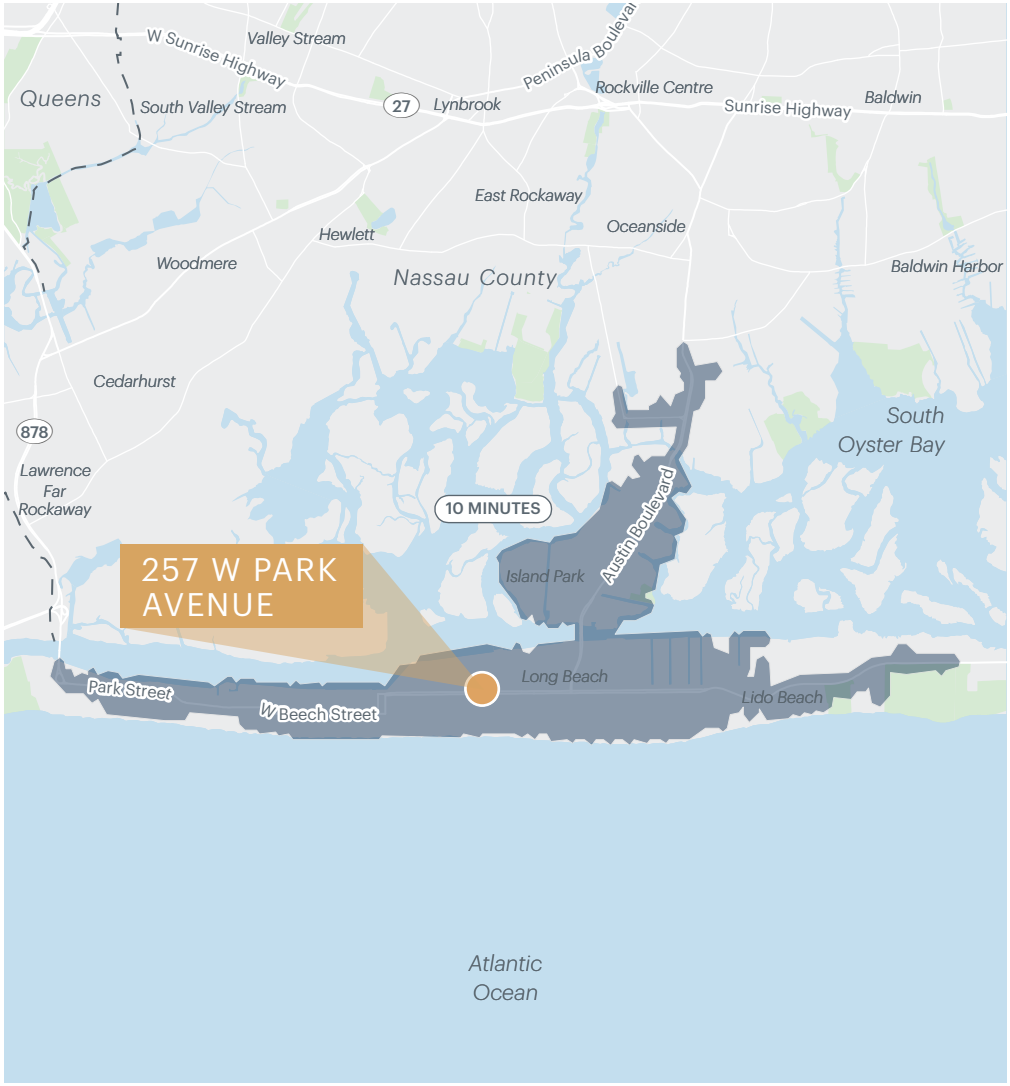
In addition to its recreational appeal, Long Beach has a rich history dating back to the late 1800s when it developed as a resort destination. Today, it combines small-town charm with modern amenities, featuring diverse neighborhoods, strong community spirit, and a deep connection to the Atlantic Ocean. 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

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.