

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

S. F. Falconer
FLORIST & GIFTS

COMMERCIAL BUILDING + RESIDENCE FOR SALE
8 S MARYLAND AVE
PORT WASHINGTON | NY

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4 S MARYLAND AVE

Residential Building Included in Sale

PROPERTY INFORMATION

Berkshire Hathaway Commercial Services is pleased to bring to market 8 S Maryland Ave in Port Washington. This offering presents a rare opportunity to acquire not only the commercial building which has been the home to a generational florist and nursery business for over 100 years, but also the residential house right next door. The current business owner is preparing to retire, and as a result the commercial property and the residential home next door are available for purchase.

The commercial building is a well-maintained 3,155 SF facility on a 0.27-acre lot. Zoned "Business A," it benefits from low annual property taxes of \$19,194. The location offers excellent visibility just off Main Street, directly across from the LIRR overflow parking and one block from the Port Washington station.

The sale also includes 4 S Maryland Ave, a 1,560 SF single-family residence on a 3,267 SF lot, with annual taxes of \$12,573. A new owner could continue to operate the established business, which enjoys strong brand recognition and diversified revenue streams, or reposition the property to suit other needs. There is also the potential to lower your basis by selling the residential home separately.

This overview only begins to describe the full potential of this exceptional opportunity. Please contact us today to schedule a showing.

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**4-8 S MARYLAND AVE
PORT WASHINGTON, NY**

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ASKING PRICE

\$3,350,000

PROPERTY INFORMATION

BUILDING SIZE

3,155 SF

LOT SIZE

0.27 AC

YEAR BUILT

1969

TAXES

\$19,194

ZONING

BUSINESS A

**(CLICK HERE FOR
PERMITTED USES)**

EXIST. BUSINESS

FLORIST

BUSINESS EST.

1920

PARCEL #

2289-05-099-00-0204-0

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PORT WASHINGTON, NY**

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PARCEL MAP



PROPERTY SHOWCASE



CLICK HERE

To watch a video showcasing
this property

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PORT WASHINGTON, NY

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Front of Florist



Front of Florist



Back of Florist



Side Office



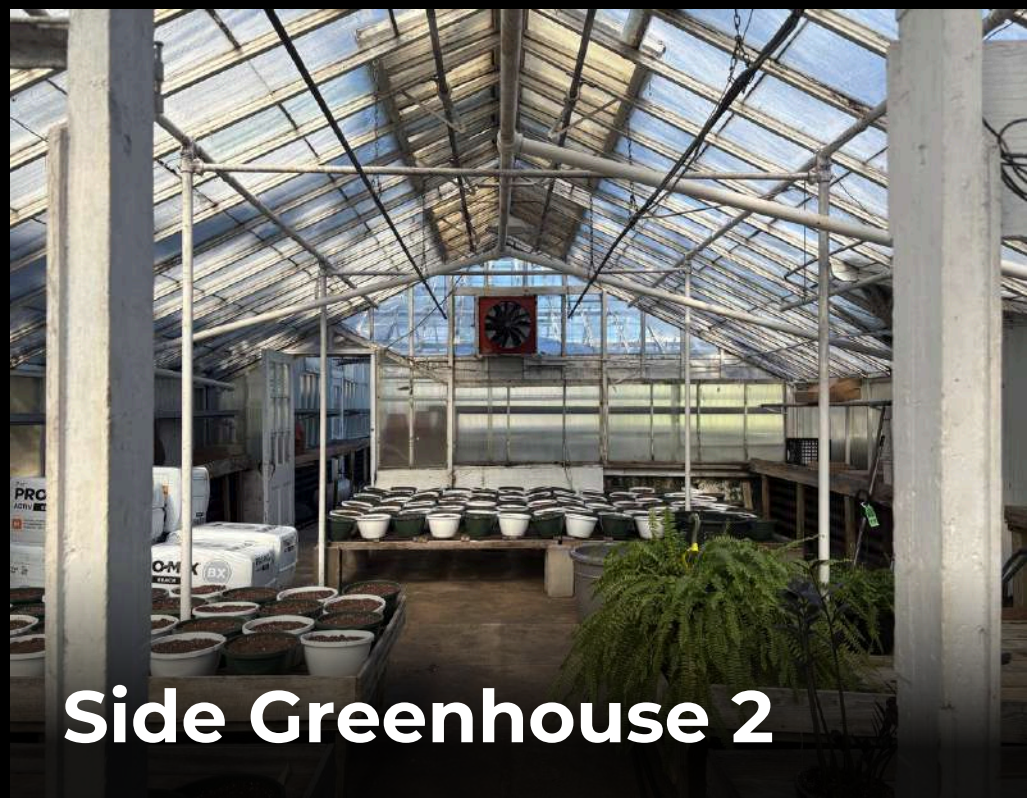
Main Greenhouse



Main Greenhouse



Side Greenhouse 1



Side Greenhouse 2



Residential House



Residential House



Residential House



Residential House

SURVEY

BY MASSACHUSETTS LINE AS ESTABLISHED
COUNTY - 1927 10-28-1927

PART OF LOT #3
N 87° 34' 40" E - 100.0'

4.07' PART OF LOT 3.

GREEN HOUSE

GREEN
HOUSE.

GREEN HOUSE

1-STY CEMENT BLOCK
& BRICK BUILDING.

LOT 5.

LOT 4

SOUTH MARYLAND AVE.

GUARANTEED TO THE PORT WASH. SAVINGS & LOAN ASSOC.
CHICAGO TITLE INSURANCE COMPANY.
HOME TITLE DIVISION. APRIL 14-1969.

Betham & Allen Co.

$N 3^{\circ} 44' 00'' W - 116.67$

DOY
MAP OF THE SOUTHERLY 16 2/3 FT. OF LOT 3-ALL OF LOTS 4-5
(JACOBS BR0'S MAP)
BELONGING TO

FREDERICK AND DOROTHEA J. FALCONER.
PORT WASHINGTON - NASSAU COUNTY

NEW YORK
JUNE 25-1968
DATE

5-1471-10

Bartram of. Allen Dr.

277 MAHILL ST. . . PORT WASHINGTON N.Y.

U. S. STANDARD
SCALE 1" = 20 FT.

Lic. No. 9373

L. No 35596

BERTRAM F ALLEN, C.E. BERTRAM F ALLEN J. L.

111-236
111-140.



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Disclaimer

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