

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

**CUSHMAN &
WAKEFIELD** | LONG ISLAND
INVESTMENT SALES TEAM

212 LONG BEACH ROAD ISLAND PARK, NY



**FOR SALE | ±2,660 SF FREESTANDING FORMER BANK WITH TWO DRIVE-THRU LANE
FORMER JPMORGAN CHASE BRANCH DELIVERED FULLY VACANT AND DECOMMISSIONED**

EXECUTIVE SUMMARY

ASKING PRICE: \$930,000

Cushman & Wakefield has been exclusively retained to arrange the sale of **212 Long Beach Road**, a fully vacant and decommissioned former JPMorgan Chase branch located in Island Park, New York.

The offering consists of a $\pm 2,660$ -square-foot freestanding commercial building situated on a $\pm 12,000$ -square-foot parcel along Long Beach Road. The property features approximately 120 feet of frontage, 10 on-site parking spaces and an existing two-lane drive-thru configuration, providing a distinctive opportunity for an owner-user or commercial operator seeking a highly visible, independently controlled location.

Positioned approximately one block from the Island Park Long Island Rail Road station, the property benefits from immediate access to the surrounding residential community and convenient connectivity to Long Beach, Oceanside and the broader South Shore of Nassau County.

The property is located within the Village of Island Park's Business District, which permits a range of retail, restaurant, office and other commercial uses. The existing building configuration, dedicated parking and drive-thru infrastructure provide a flexible foundation for repositioning, subject to municipal approvals.



◆ THE OFFERING

Address	212 Long Beach Road, Island Park, NY 11558
Section / Block / Lots	43 / 46 / 72, 173, 200, 77
Building Area	$\pm 2,660$ SF
Site Area	$\pm 12,000$ SF
Frontage	± 120 Feet Along Long Beach Road
Parking	10 On-Site Spaces
Drive-Thru	Two Existing Lanes
Zoning	Business District - Village of Island Park
Year Built	1982
Real Estate Taxes	\$32,662 (\$12.28 per SF)

INVESTMENT HIGHLIGHTS



01 EXISTING TWO-LANE DRIVE-THRU CONFIGURATION

- Rare physical infrastructure that may support a variety of commercial reuse concepts, subject to municipal approval.



02 FREESTANDING OWNER-USER OPPORTUNITY

- A manageable ±2,660 SF building with dedicated parking, independent frontage and vacant delivery.



03 FLEXIBLE BUSINESS DISTRICT ZONING

- The Village of Island Park Business District permits retail, restaurant, office and other commercial uses.



04 TRANSIT-ORIENTED LONG BEACH ROAD LOCATION

- Approximately one block from the Island Park LIRR station, with access to Long Beach, Oceanside and surrounding South Shore communities.

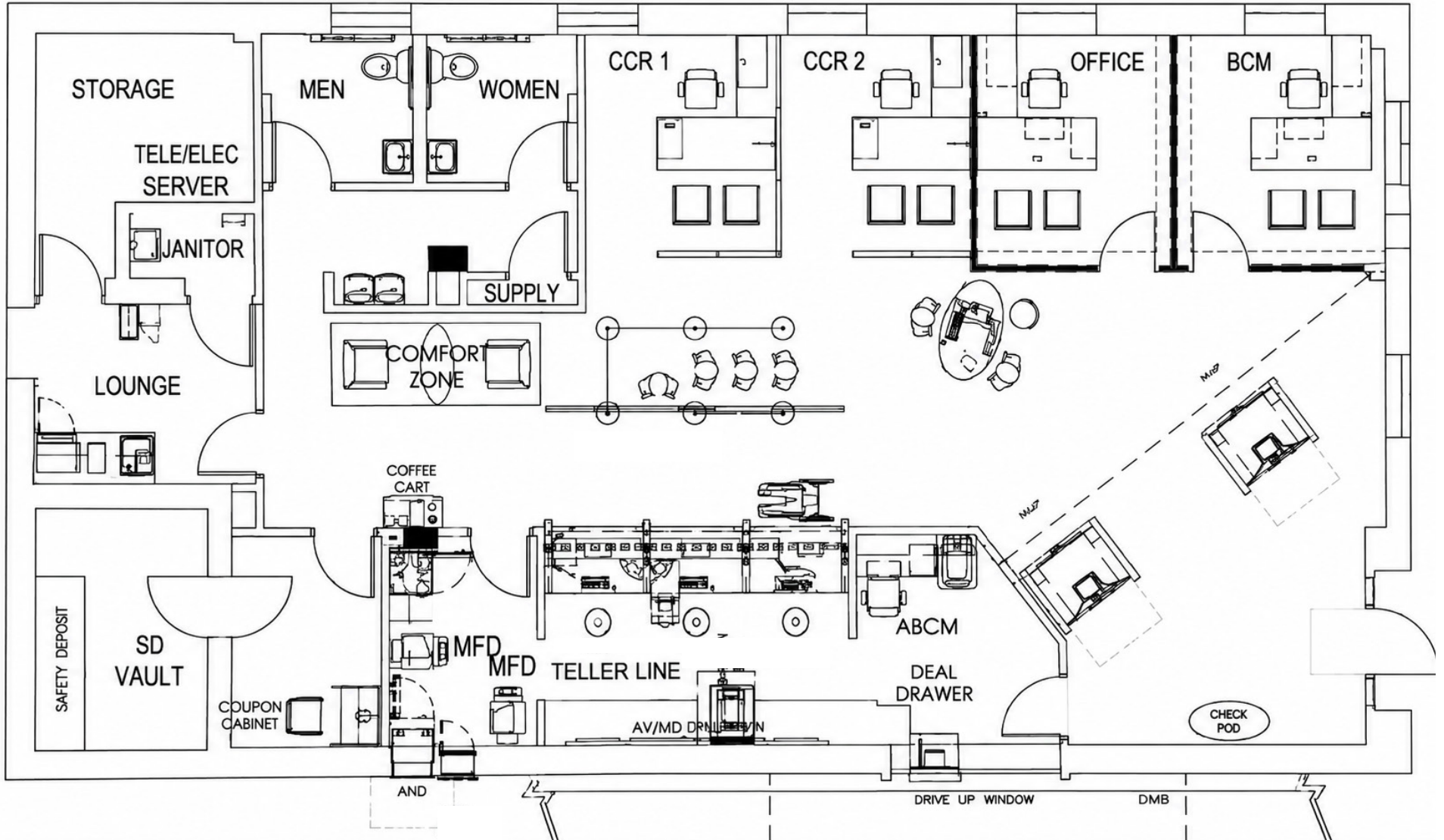


05 FULLY VACANT AND DECOMMISSIONED

- The former JPMorgan Chase branch will be delivered fully vacant and decommissioned, allowing a purchaser to immediately evaluate occupancy, renovation or repositioning plans without an existing lease or tenant encumbrance.



FLOOR PLAN



ZONING & REUSE POTENTIAL

The property is located within the Village of Island Park's Business District, which permits a broad range of retail, restaurant, office and commercial uses. The existing freestanding building, dedicated parking and two-lane drive-thru configuration provide a flexible foundation for owner-users seeking to reposition the property for an alternative commercial use.

All proposed uses, alterations and drive-thru operations are subject to independent verification and approval by the Village of Island Park and other applicable governmental authorities.

POTENTIAL REUSE CONCEPTS

RETAIL & SERVICE

The property's freestanding configuration, visibility and dedicated parking may accommodate a range of retail and service-oriented businesses.

RESTAURANT & FOOD SERVICE

Restaurant uses are permitted within the Business District. The existing drive-thru configuration may provide additional adaptability for food-service operators, subject to municipal review and approval.

PROFESSIONAL OFFICE & STUDIO

The existing interior layout, private offices and customer-service areas provide a functional foundation for professional office, studio or similar owner-user occupancy.

SPECIALTY COMMERCIAL OWNER-USER

The property may also appeal to showroom, custom-work, bakery or other specialty commercial users permitted within the Business District.



→ ZONING SNAPSHOT

Zoning Requirement	Property Regulation
Zoning District	Business District
Permitted Use Categories	Retail, Restaurant, Office, Studio, Bank and Other Commercial Uses
Maximum Building Height	Two Stories / 30 Feet
Side Yard Requirement	None Required
Rear Yard Requirement	Minimum 10 Feet
General Operating Hours	6:00 a.m. to 12:00 Midnight
Drive-Thru Configuration	Two Existing Lanes; Future Use Subject to Municipal Approval



Hewlett Neck

Oceanside LIRR Station

Oceanside

Bay Park

TRADER JOE'S

KOHL'S	M	Michaels	crumbl
STOP SHOP	OLD NAVY	carter's	



COSTCO

OUTBACK

Oceanside Park

Island Park

Barnum Island

Island Park LIRR Station

McDonald's logo

Long Beach LIRR Station

Lido Beach

Lido Golf Club

Lido Beach

TRANSPORTATION MAP

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

212 LONG BEACH ROAD

FOR MORE INFORMATION, PLEASE CONTACT

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