

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

S. F. Falcomer
FLORIST & GIFTS

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

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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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**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

8 S Maryland Ave



PROPERTY SHOWCASE



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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



Additional Storage



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