



22 BAYVIEW AVENUE
MANHASSET, NY 11030



SALE | \$2,995,000
COMPASS COMMERCIAL

Position your business or investment in one of Long Island's most sought-after commercial corridors. This newly renovated, 3,000 square foot (plus basement) turnkey office building offers an exceptional combination of location, flexibility, and long-term upside in the heart of downtown Manhasset. Situated adjacent to Starbucks and just one block from the Manhasset Long Island Rail Road station, the property provides outstanding convenience for employees, clients, and commuters alike.

The ground floor and basement will be delivered vacant, presenting an ideal opportunity for an owner-user to occupy approximately 3,000 square feet immediately or lease the space for additional income. The second floor is occupied by two tenants, providing immediate cash flow while preserving future flexibility.

The property is further enhanced by an oversized 14-car private parking lot, a highly desirable amenity in downtown Manhasset where parking is at a premium. Located within the Business B (B-B) Zoning District, the property benefits from a wide range of permitted commercial uses, making it well suited for professional offices, medical practices, financial services, boutique firms, and other business users.

Whether you're an investor seeking a stabilized asset with value-add potential or an owner-user looking for a premier headquarters in a thriving downtown location, this rare offering presents an outstanding opportunity in one of Nassau County's strongest commercial markets.

- TAXES: \$21,343.92
- INSURANCE: \$7,415.00
- PARKING: 7 STRIPED + 7 UNSTRIPED
- BUILDING: 3,000 SQFT + 1,500 SQFT BASEMENT
- PROP DIMENSIONS: 67' X 100'
- ONE BLOCK FROM LIRR
- TRAFFIC: 9,873 VPD
- S: 3 B: 045 L: 118 & 218
- ZONING: TONH BUSINESS B
- [LINK TO ECODE](#)

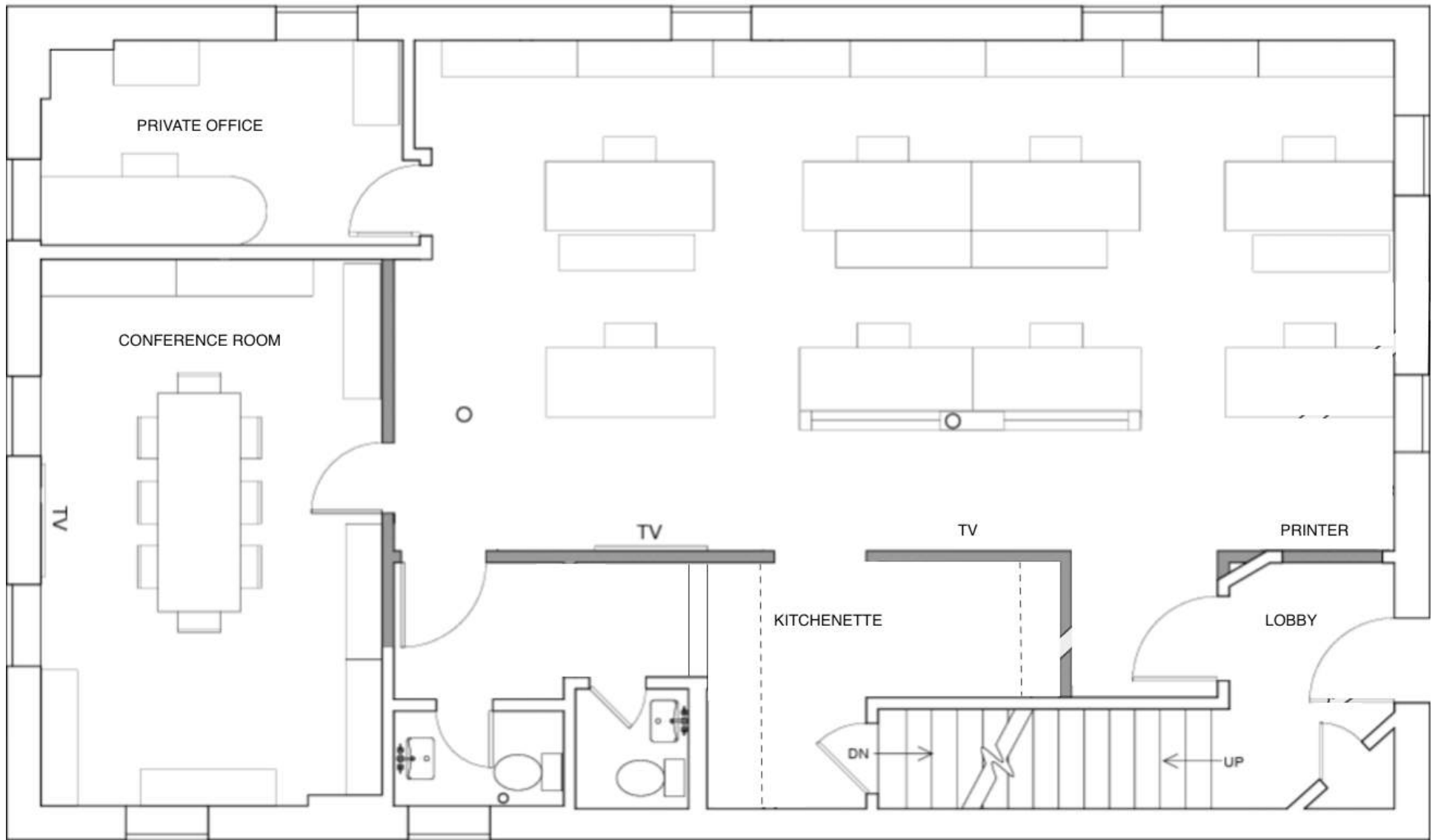
LEASE ABSTRACT	Start Date	End Date	Status	Term	Increases	Parking	Monthly Rent	Annual Rent	SQFT	RPF	Security	Option	Guaranty	Landlord Paid Utilities	Tenant Paid Utilities
Nicolosi Law Firm	11/1/25	10/31/26	Active	1 Year	N/A	None	\$750	\$9,000	150	\$60.00	\$750	1 - 1 year @ 3%	N/A	E, G, W & Data	None
Statefarm Insurance	8/1/26	7/31/31	Active	5 Years	3%	5 spaces	\$4,000	\$48,000	1,084	\$44.28	\$4,000	1 - 5 year @ 3%	3YR PG w/ 90 Day GGG	W	Data + Prop Share of E & G

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	12,523	115,758	359,935
Households	4,088	41,637	127,119
Median Age	43.4	46.2	46.3
Average Household Income	\$213,233.00	\$177,062.00	\$159,878.00
Median Household Income	\$220,815.00	\$152,467.00	\$132,375.00

CHRIS PAPPAS, LAB
VICE PRESIDENT of CRE @ COMPASS
PRINCIPAL OF SIX POINTS ADVISORY
516.659.6508
chris.pappas@compass.com

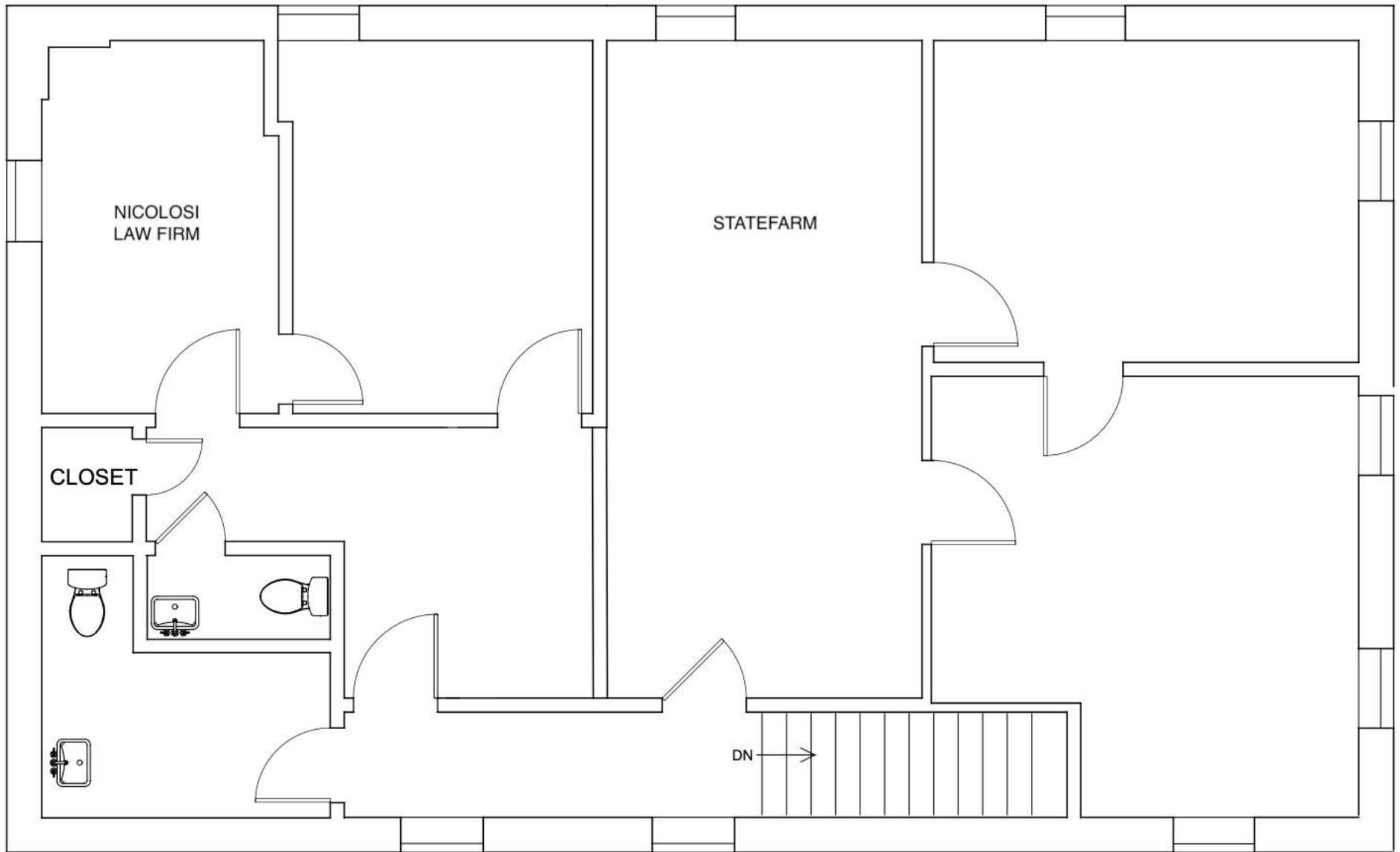


NICK DIONISIOU, LSA
PRINCIPAL of SIX POINTS ADVISORY
516.423.6188
nick.dionisiou@compass.com



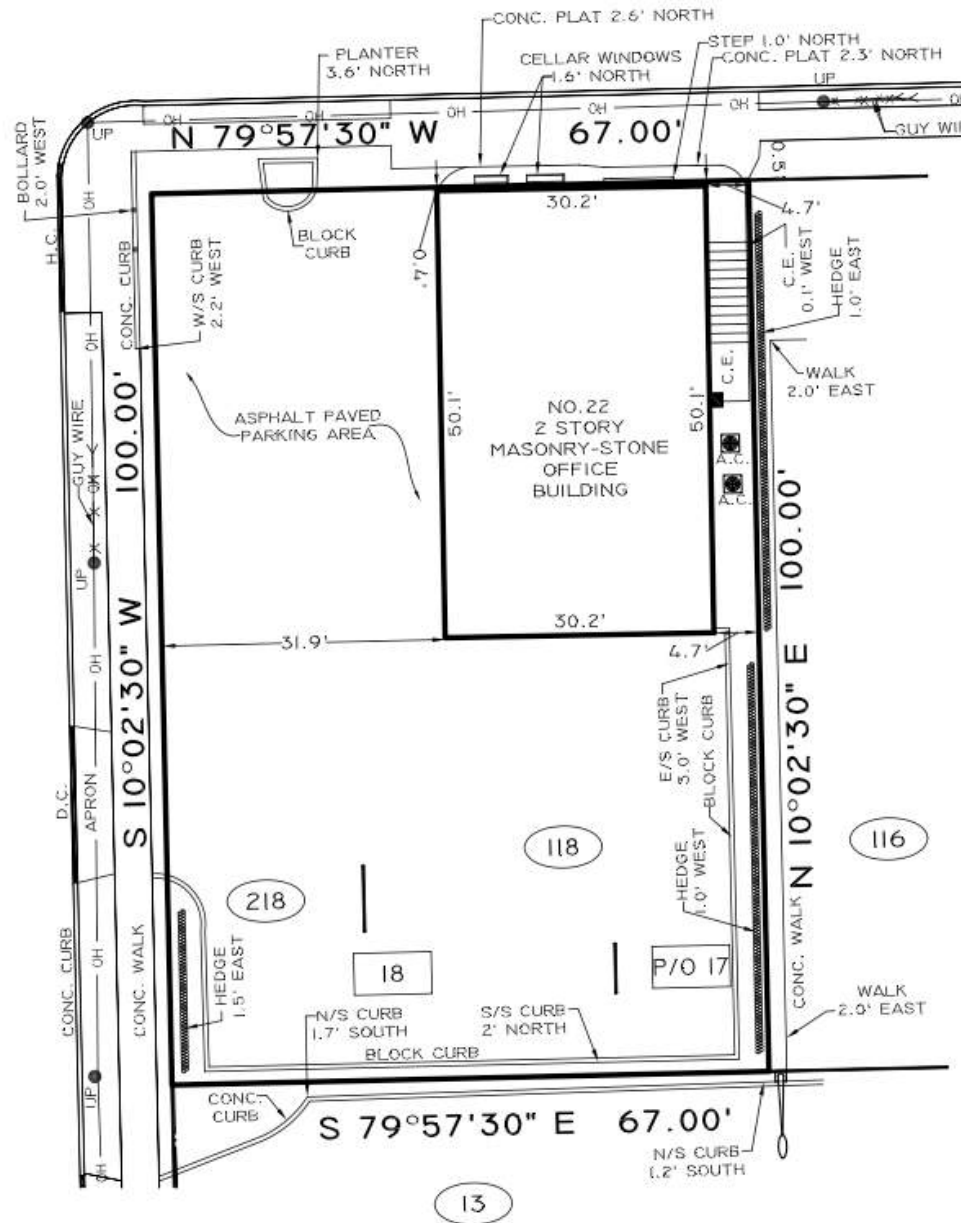
GROUND FLOOR





SECOND FLOOR





SURVEY









CHRIS PAPPAS

Lic. Assoc. R.E. Broker,
Vice President of CRE @ COMPASS
Principal of Six Points Advisory
M: 516.659.6508
O: 516.427.2000
chris.pappas@compass.com

COMPASS
COMMERCIAL

NICK DIONISIOU

Lic. Sales Associate,
Principal of Six Points Advisory
M: 516.423.6188
O: 516.427.2000
nick.dionisiou@compass.com
www.sixpointsadvisory.com



Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.