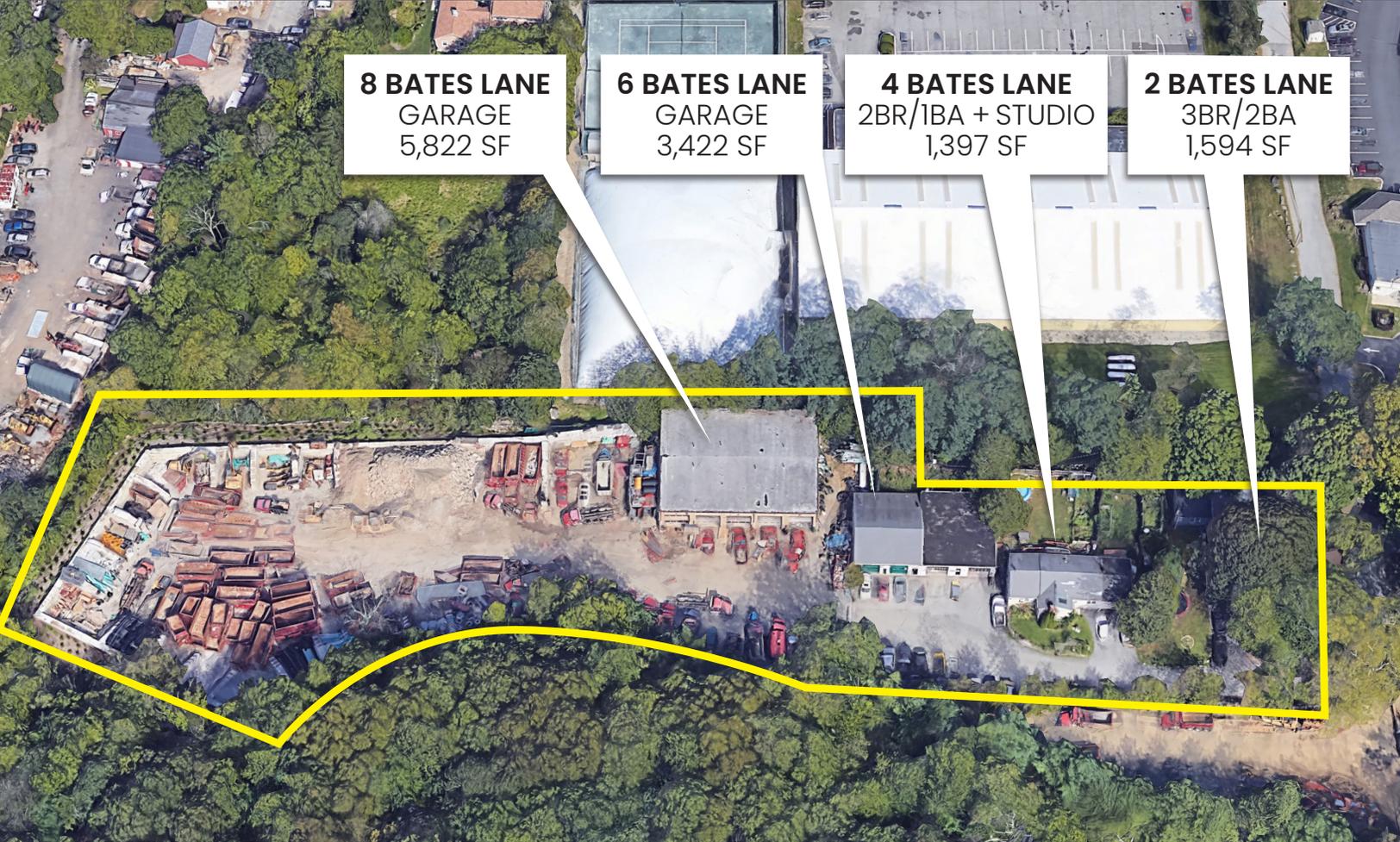


2-8 BATES LANE BEDFORD, NY TOWN OF NORTH CASTLE



8 BATES LANE
GARAGE
5,822 SF

6 BATES LANE
GARAGE
3,422 SF

4 BATES LANE
2BR/1BA + STUDIO
1,397 SF

2 BATES LANE
3BR/2BA
1,594 SF

RARE OPPORTUNITY FOR SALE
MIXED-USE STORAGE YARD: GARAGES & WORK HOUSING
+/-2.7846 ACRES | 4 BUILDINGS | INDUSTRIAL & RESIDENTIAL
MULTIPLE USE PERMITS

CONTACT EXCLUSIVE LISTING AGENTS

WILLIAM ANSON
914.968.8500 X329
WANSON@RMFRIEDLAND.COM

ALFONSO HOLLOMAN
914.968.8500 X336
AHOLLOMAN@RMFRIEDLAND.COM



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NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500

2-8 BATES LANE BEDFORD, NY TOWN OF NORTH CASTLE

FEATURES:

+/-2.7846 acres | +/-125,000 SF

4 Buildings: 9,250 SF

Garage #1 (8 Bates) - 5,828 SF

Garage #2 (6 Bates) - 3,422 SF

House #1 (4 Bates) - 1,594 SF

House #2 (2 Bates) - 1,397 SF



8 BATES LANE: GARAGE WITH FIVE DRIVE-IN'S



IDEAL USERS

- Construction Companies
- Tree Companies
- Landscaping Companies
- Refuse Companies
- Other Service Companies

LOCATION:

Site is located in the Hamlet of Banksville on the Greenwich, CT border, minutes to North Street, Exit 31, on the Merritt Parkway. Also minutes to Route 22 which provides access to I-684 either in Exit 3 in Armonk, or Exit 4 in Mt Kisco.



6 BATES LANE: GARAGE/STORAGE WITH DRIVE-INS + RETAIL USE PERMIT

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AHOLLOMAN@RMFRIEDLAND.COM



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2-8 BATES LANE BEDFORD, NY TOWN OF NORTH CASTLE

ZONING:

GB (General Business)

PERMITS:

- Construction and Demolition Processing Facility
- Storage and Sales of Building Materials
- Stormwater Pollution Prevention Plan
- Approved Site Plan



2 BATES LANE: 3BR/2BA

PROPERTY CLASS:

449, Other Storage, warehouse, distribution facility

FLOOD ZONE:

X - area determined to be outside the 500 year flood plain

UTILITIES:

Septic. Well. Electric.

Houses: Oil Heat

Garages: Propane Heat

S/B/L: 102.04-1-19

2.7846 ACRES

TAXES: \$50,118.34 (2025)

Town: \$14,774.47

School: \$35,343.87

PRICE: \$5,850,000



4 BATES LANE: 2BR/2BA + STUDIO

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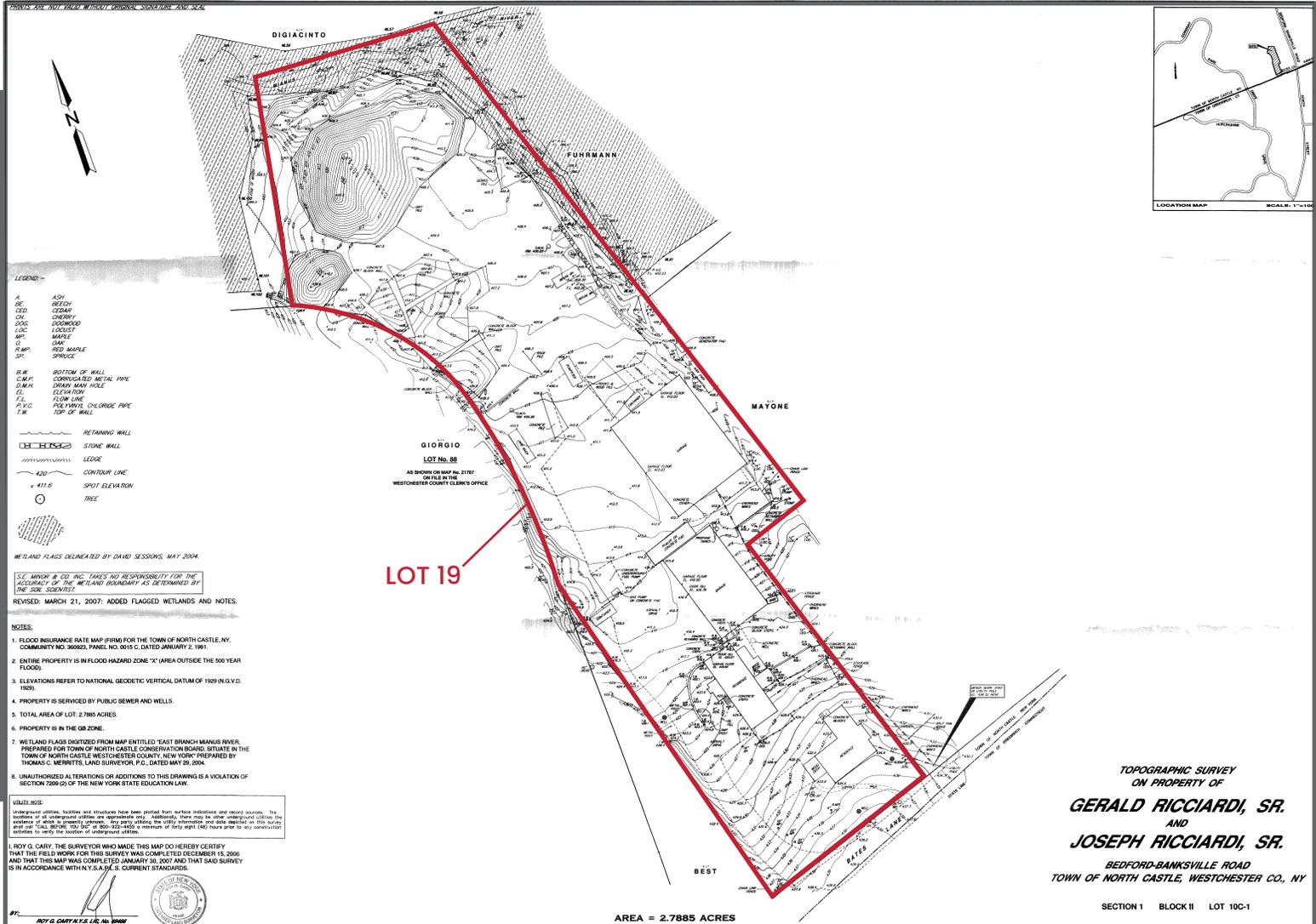
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2-8 BATES LANE BEDFORD, NY TOWN OF NORTH CASTLE

TOPOGRAPHICAL SURVEY MAP



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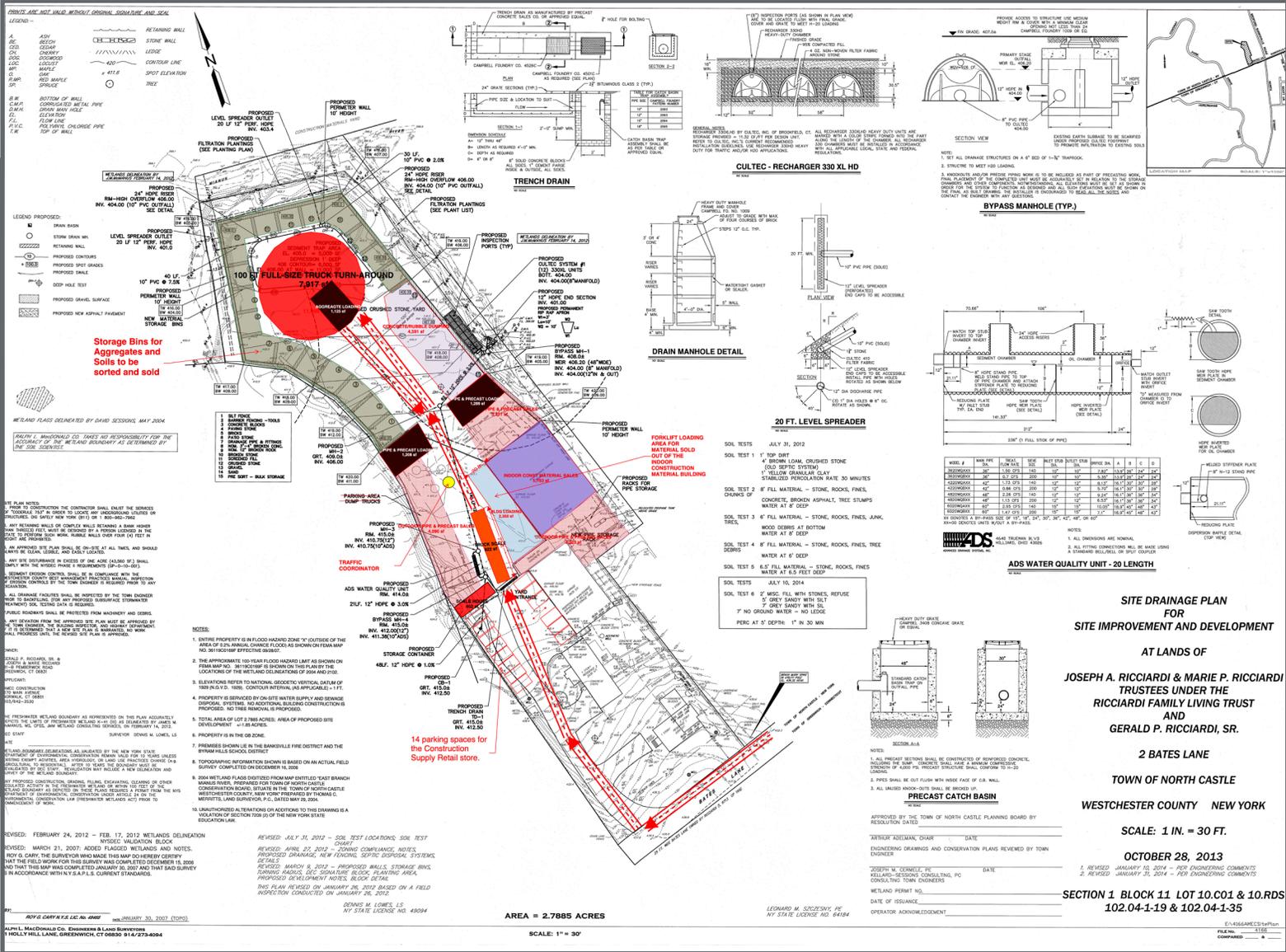
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2-8 BATES LANE

BEDFORD, NY

TOWN OF NORTH CASTLE

MATERIAL STORAGE AREAS



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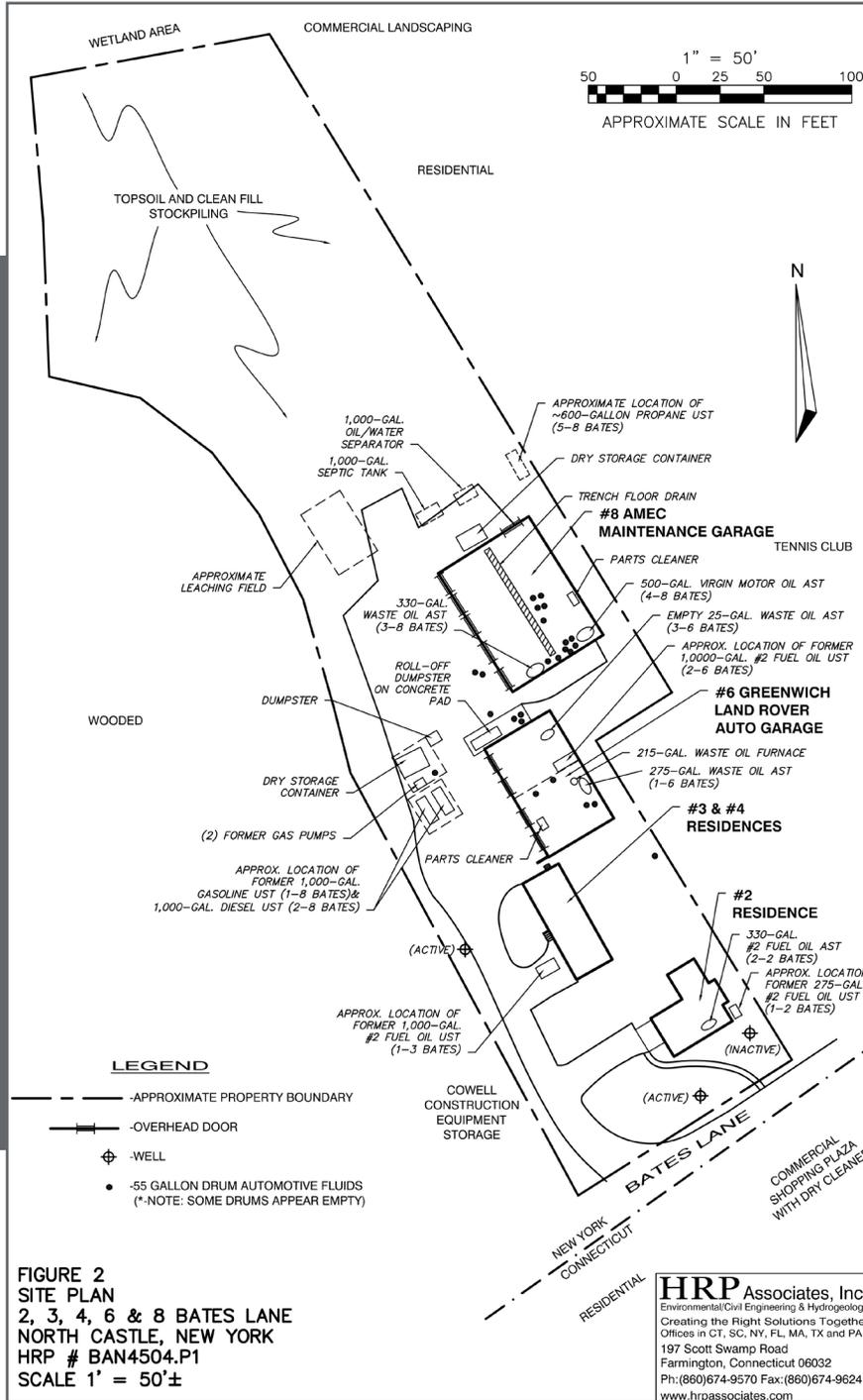
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SITE PLAN



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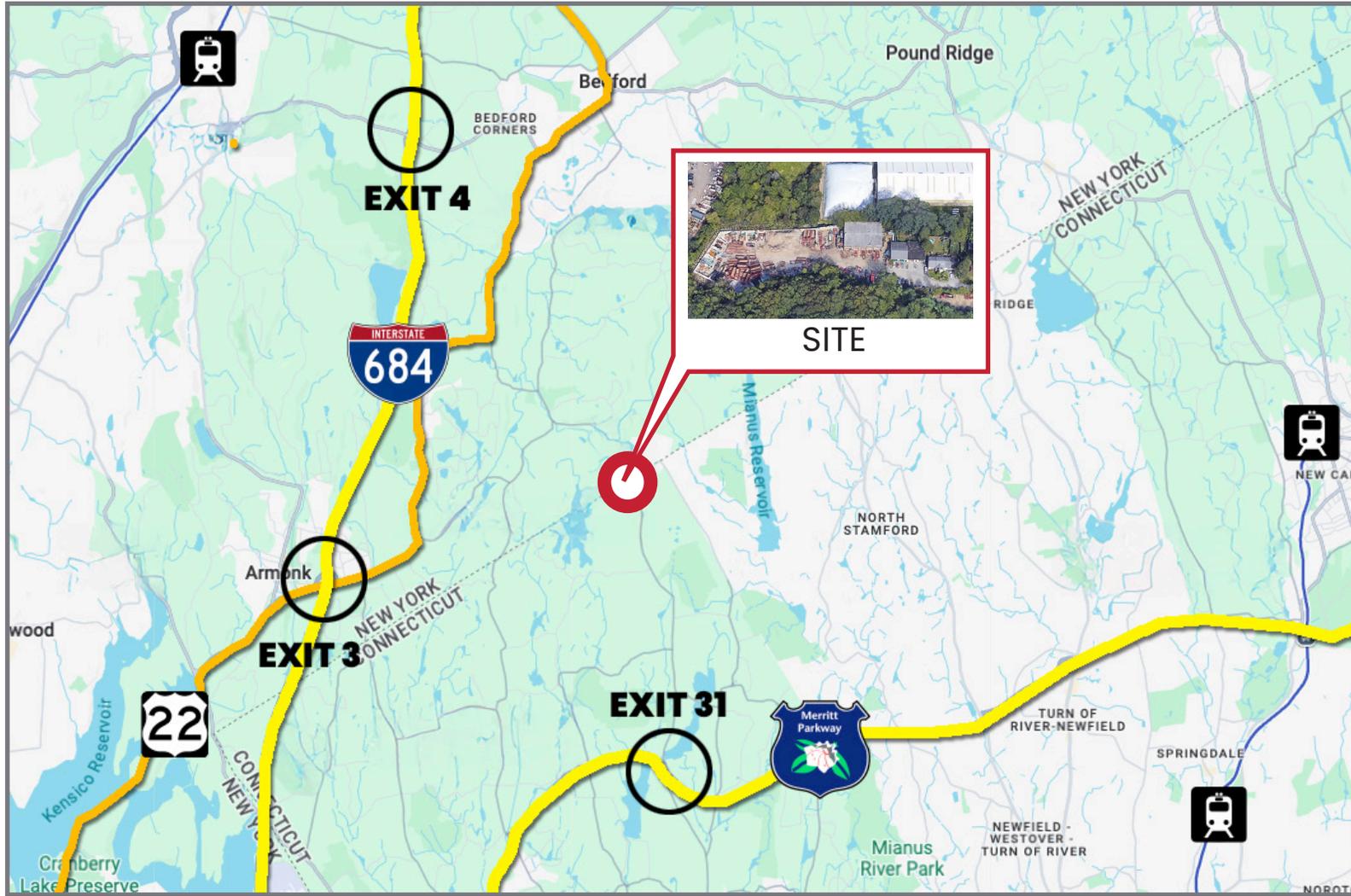
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2-8 BATES LANE

BEDFORD, NY

TOWN OF NORTH CASTLE

TRANSPORTATION MAP



10 min Drive to Rt 22 (4.6m)



13 min Drive to I-684 Exit 3 (6.3m)



7 min Drive to Merritt Parkway Exit 31 (3.6m)



26 min Drive to I-95 (15.2m)

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