

OFFERING MEMORANDUM

693 Peninsula Blvd | Hempstead, New York 11550

AUTO REPAIR BUILDING FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

693 Peninsula Blvd | Hempstead, New York 11550

Building Size:	4,460 SF	Lot Size:	0.23 Acres
Building Type:	Auto Service / Repair	Zoning:	BG
Year Built:	2006	Sale Price:	\$1,888,888

**enter disclaimer here...*

Property Highlights

- PRIME CORNER SEEING OVER 65,000 VEHICLES PER DAY
- STEPS TO THE ENTRANCE AND EXIT OF THE SOUTHERN STATE PARKWAY
- IDEAL FOR MECHANIC / AUTO REPAIR / QUICK SERVE OIL CHANGE
- AUTOBODY IS NOT PERMITTED

Exclusively represented by:

Michael Gronenthal

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JT Famularo

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PROPERTY DETAILS

693 Peninsula Blvd | Hempstead, New York 11550

Sale Price	\$1,888,888
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Location Information	
Street Address	693 Peninsula Blvd
City, State, Zip	Hempstead, NY 11550
County	Nassau
Village	Village of Hempstead

Building Information	
Total Building Size	4,460 SF
Ground Floor	3,100 SF
Second Floor Office	1,360 SF
Basement	3,100 SF
Year Built	2006
Overhead Doors	Four (4)
Power	200 Amps
Sprinklered	Fully

Property Information	
Property Type	Industrial
Property Subtype	Auto Service / Repair
Zoning	BG
Lot Size	0.23 Acres
APN #	282013 34.-G-587
County Taxes	\$35,276.49
Village Taxes	\$12,842.56
Occupancy	Delivered Fully Vacant
Curb Cuts	Two (2)

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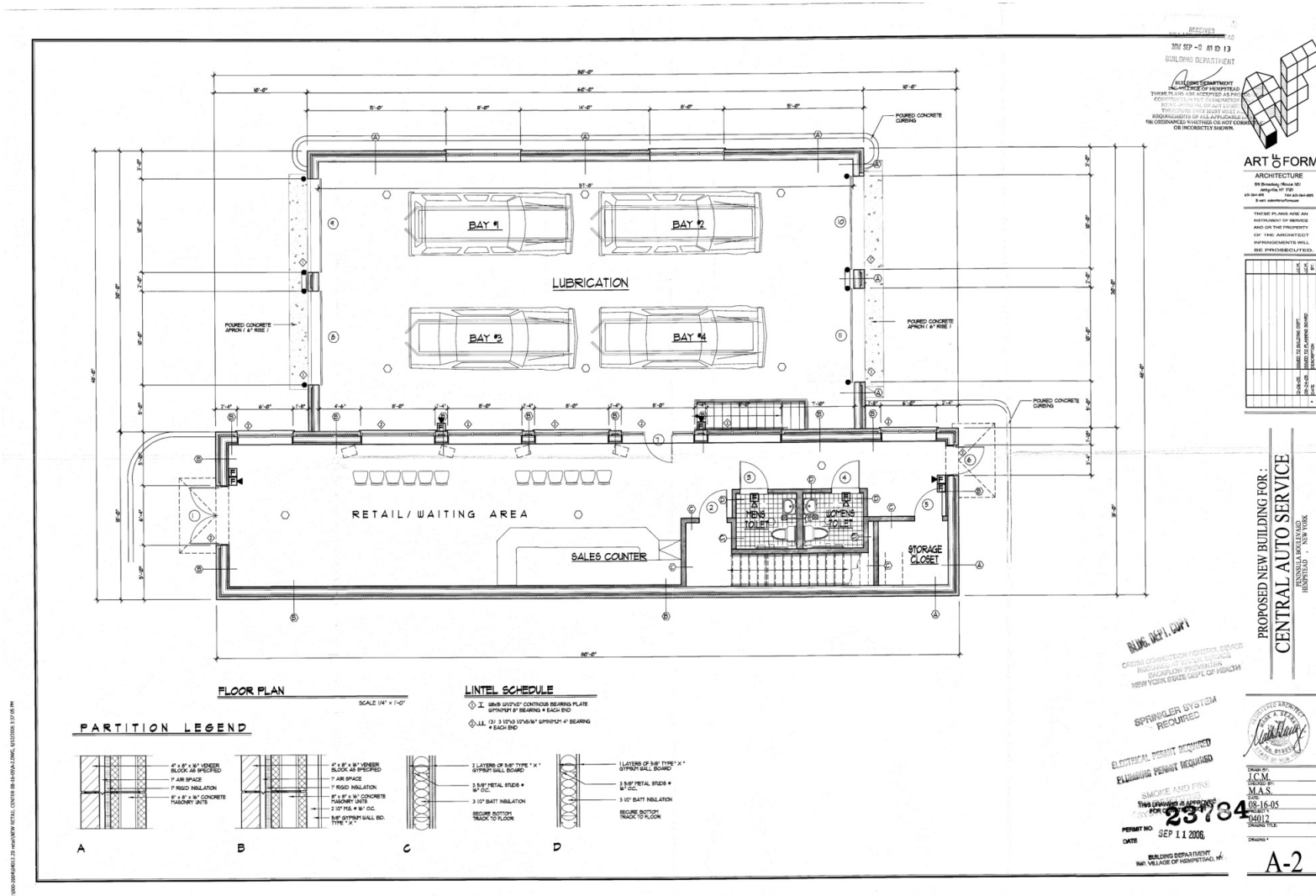
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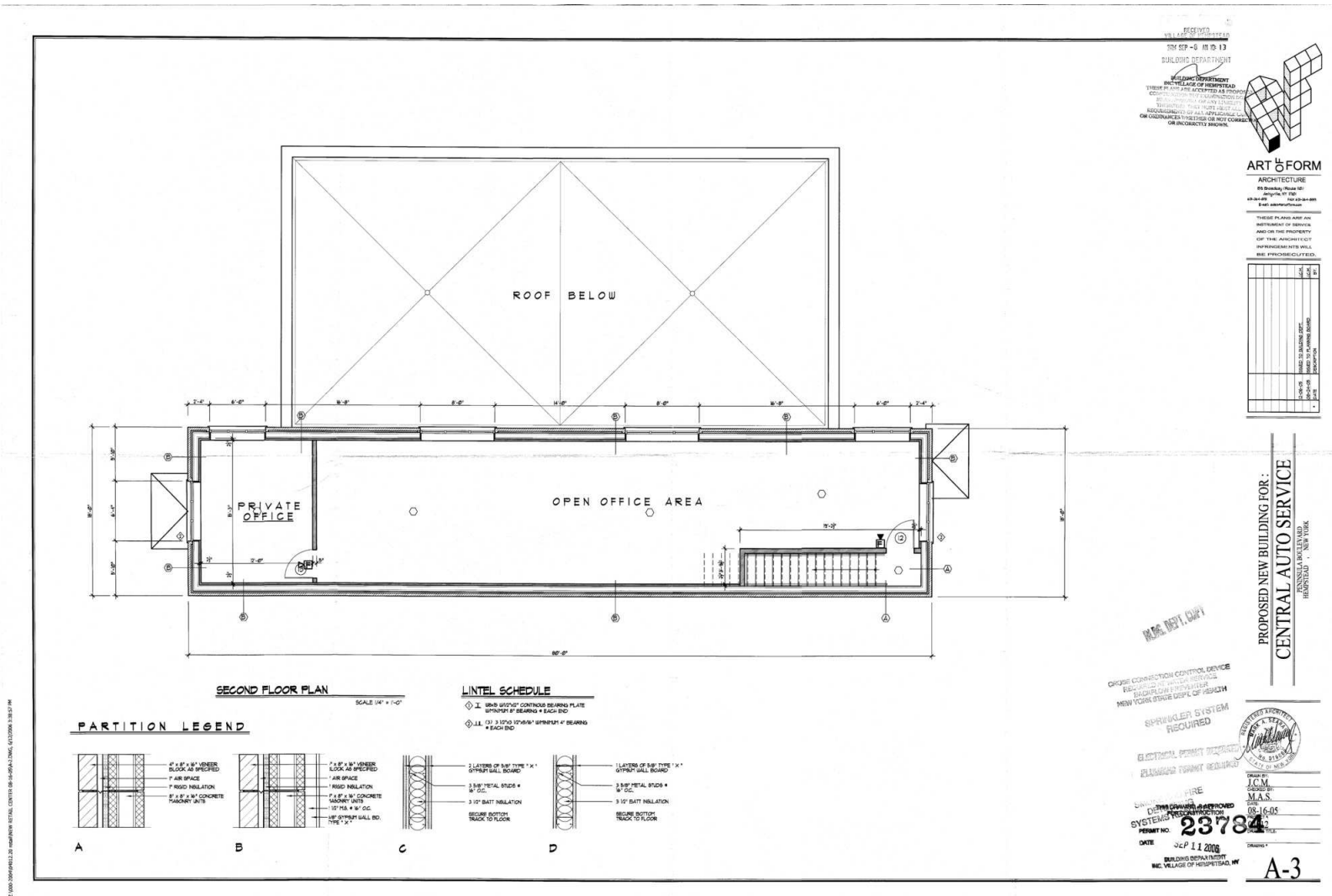
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SECOND FLOOR- FLOOR PLAN

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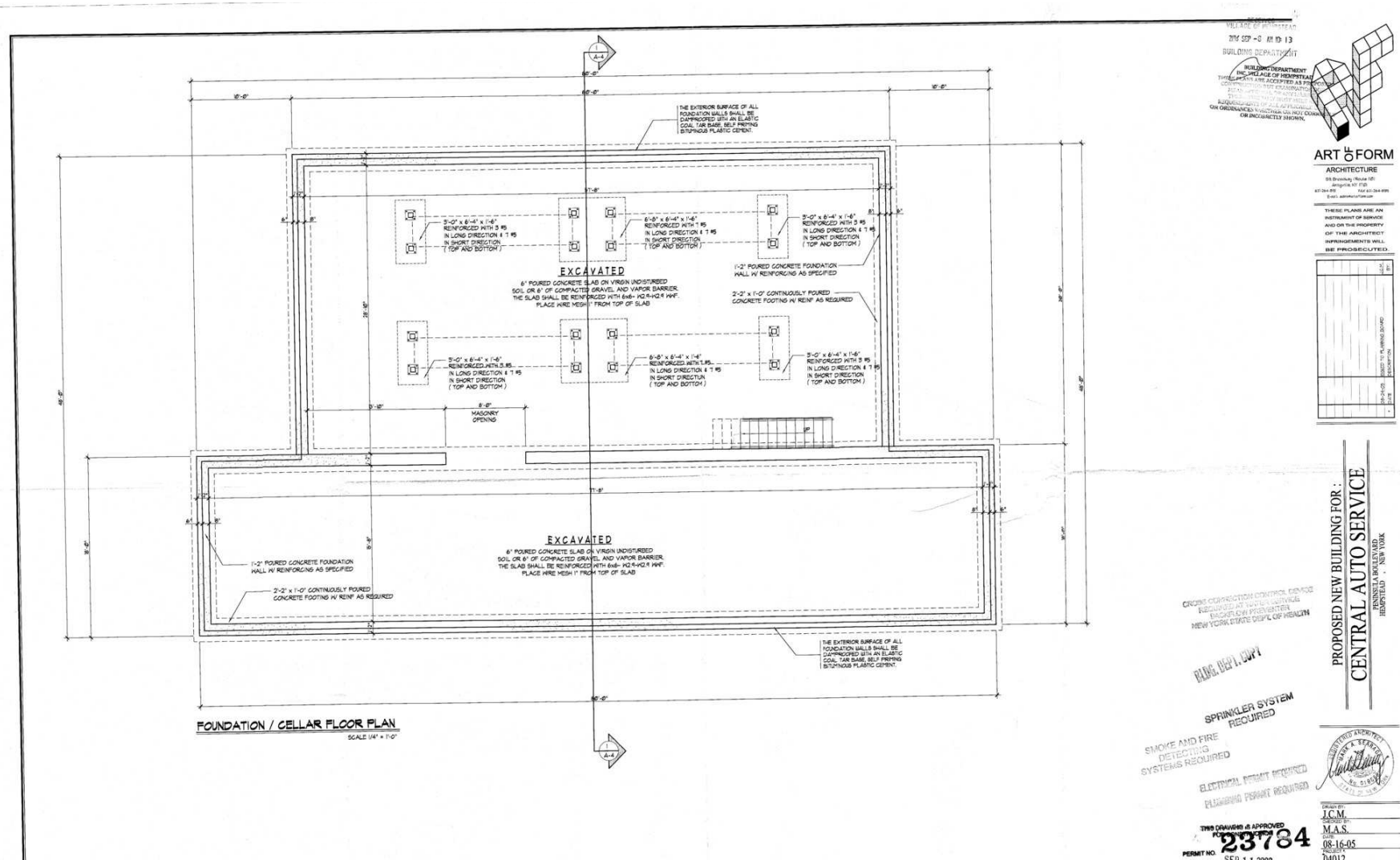
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BASEMENT- FLOOR PLAN

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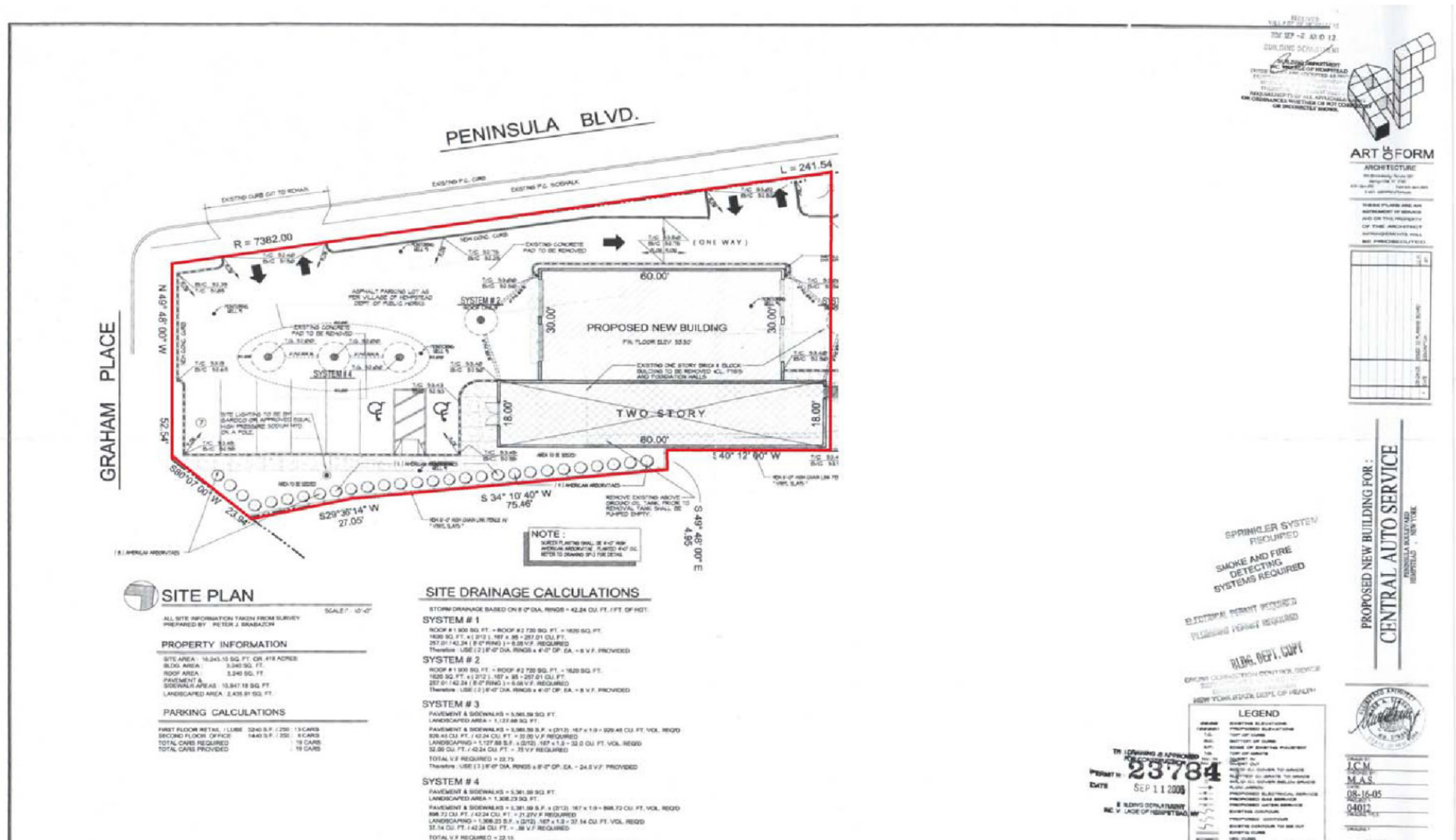
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PROPERTY SITE PLAN

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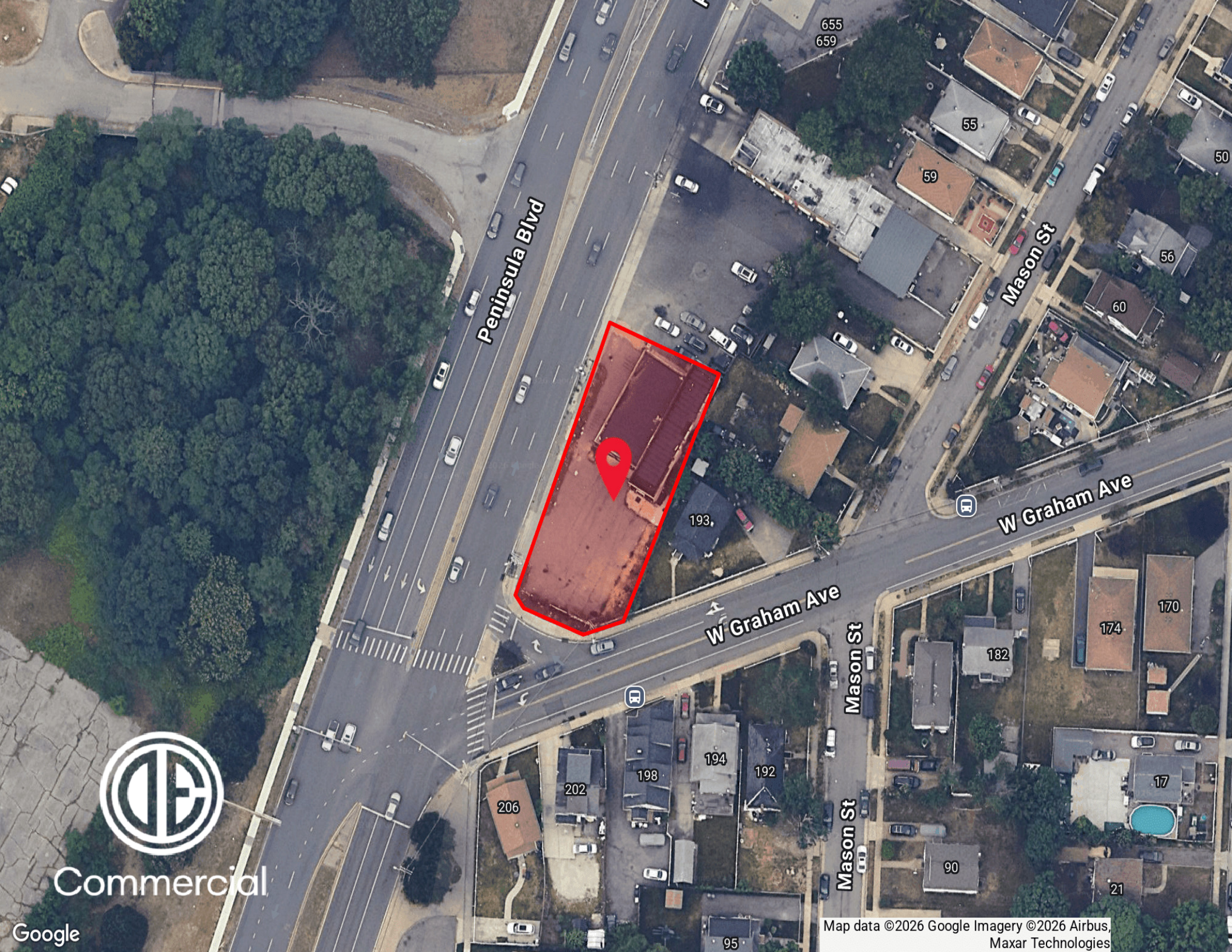
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Peninsula Blvd

Mason St

W Graham Ave

W Graham Ave

Mason St

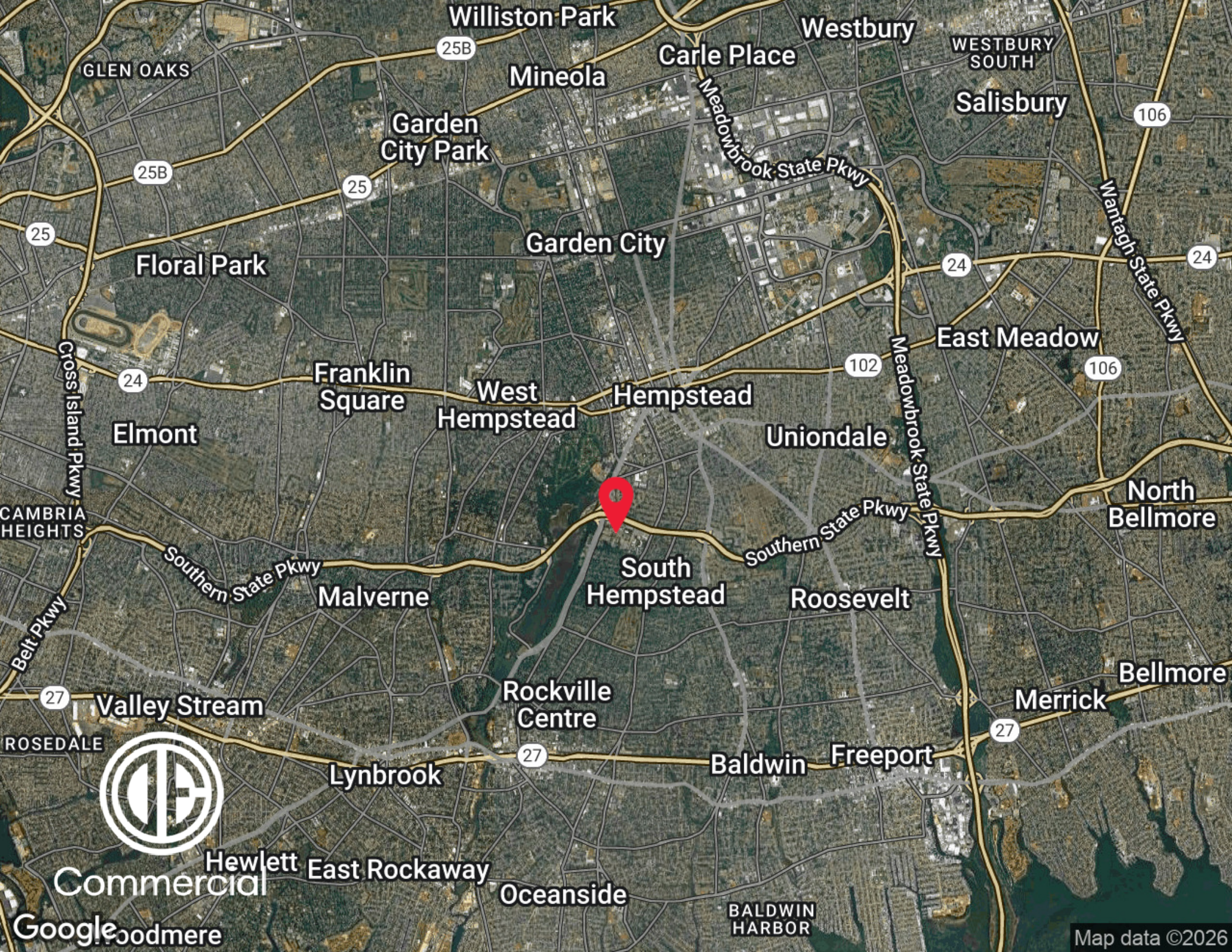
Mason St



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Williston Park

Westbury

WESTBURY SOUTH

Salisbury

GLEN OAKS

Mineola

Carle Place

Garden City Park

Garden City

Floral Park

East Meadow

Franklin Square

West Hempstead

Hempstead

Uniondale

Elmont

North Bellmore

South Hempstead

Roosevelt

Malverne

Bellmore

Valley Stream

Rockville Centre

Merrick

Baldwin

Freeport

Lynbrook

Hewlett East Rockaway

Oceanside

BALDWIN HARBOR



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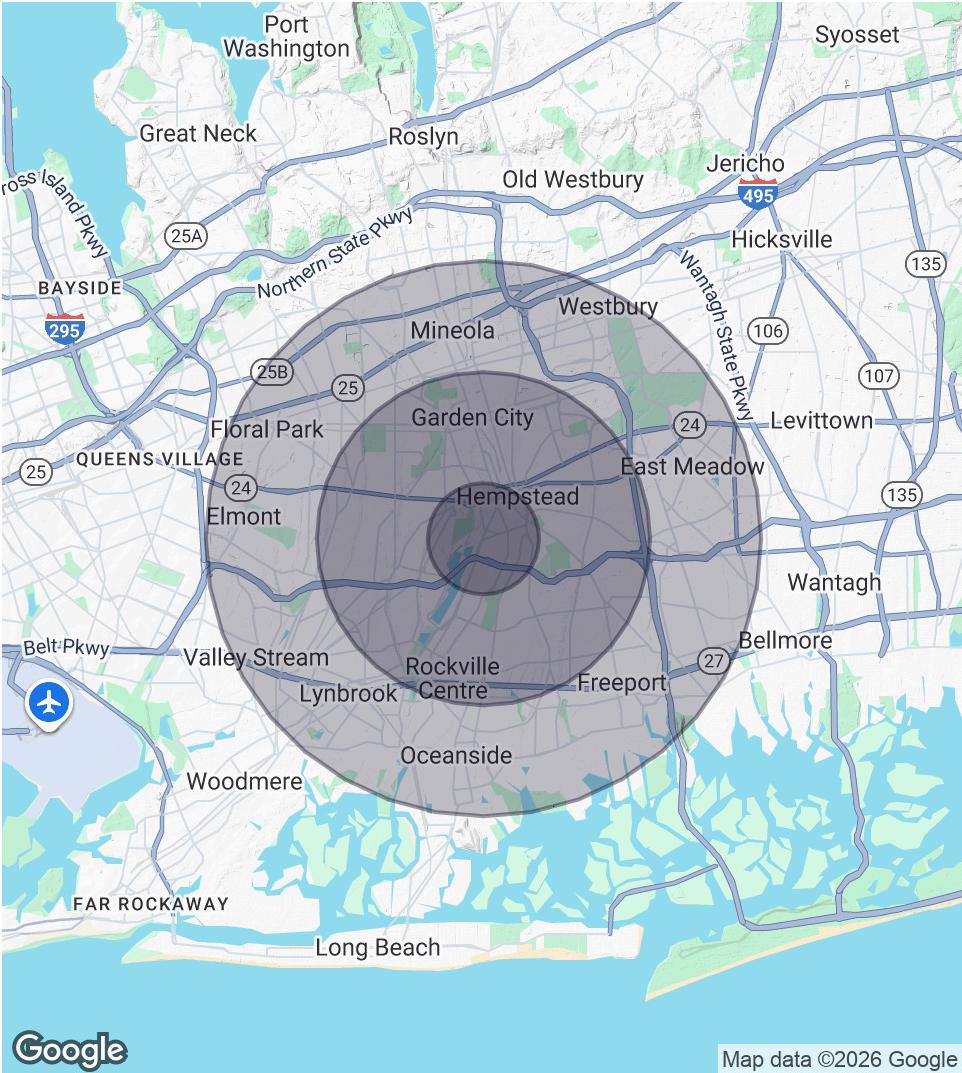
DEMOGRAPHICS MAP & REPORT

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Population	1 Mile	3 Miles	5 Miles
Total Population	27,491	240,296	634,070
Average Age	39	40	42
Average Age (Male)	37	39	40
Average Age (Female)	40	41	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,727	69,661	198,143
# of Persons per HH	3.6	3.4	3.2
Average HH Income	\$125,087	\$162,505	\$168,645
Average House Value	\$548,455	\$646,891	\$679,286

Demographics data derived from AlphaMap



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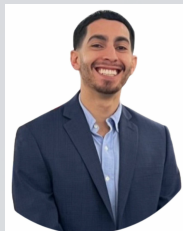


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We Are Commercial Real Estate

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