


**40 Hempstead Gardens Drive, West Hempstead, NY 11552** **List Price: \$4,000,000**

<p><b>40 HEMPSTEAD GARDENS DRIVE</b> RESIDENTIAL MULTI-FAMILY WEST HEMPSTEAD, NEW YORK <b>RENDERING</b></p> 	<p><b>ML#: 3492050</b>      Commercial      LSC: BOM</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Village:</b> <b>Sec/Area:</b> <b>Taxes:</b> \$34,984.00 <b>Dis:</b> <b>Block:</b> 371 <b>APOD Attached:</b> <b>Approx Year Built:</b> 1958 <b>Zoning:</b> URDC</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Type Sale:</b> Property <b>Property Type:</b> Misc <b>Sale or Lease:</b> S      <b>Units:</b> 55 <b>Rent Per Sqft:</b> <b>Apx Interior Sqft:</b> <b>Sqft Source:</b> FP <b>GLA Total in Building:</b> <b>Office %:</b> <b>Vacancy %:</b> <b>Lot Sqft:</b> 87861</p> </td> </tr> </table>	<p><b>Village:</b> <b>Sec/Area:</b> <b>Taxes:</b> \$34,984.00 <b>Dis:</b> <b>Block:</b> 371 <b>APOD Attached:</b> <b>Approx Year Built:</b> 1958 <b>Zoning:</b> URDC</p>	<p><b>Type Sale:</b> Property <b>Property Type:</b> Misc <b>Sale or Lease:</b> S      <b>Units:</b> 55 <b>Rent Per Sqft:</b> <b>Apx Interior Sqft:</b> <b>Sqft Source:</b> FP <b>GLA Total in Building:</b> <b>Office %:</b> <b>Vacancy %:</b> <b>Lot Sqft:</b> 87861</p>
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**Cross Street:** Hempstead Avenue  **Walk Score®:** 81

**Directions:** Hempstead Avenue To Hempstead Garden Drive

**Business Currently Located At:**

**Agent Only Remarks:** Great location. formerly approved for 54 units + 1 Superintendent unit. 2.01ac 87,861sf. Property Zoned URDC (Urban Renewal Residence C District) There will be no representations or guarantees. Property sold as is. Buyers must do their due-diligence prior of making offers. All offers must be submitted by email to [cominvestor@gmail.com](mailto:cominvestor@gmail.com) or Fax to 516-908-7605. Former Plans Available at Office . All offers must be submitted with proof of funds. All offers subject to Court Receiver & Court Approval.

**Public Remarks:** Great location. formerly approved for 54 units + 1 Superintendent unit. Land 2.01ac 87,861 +/- sf. There will be no representations or guarantees. Former Plans Available at Office and provided upon request.

**Personal Property Exclusions:**  
**Modifications Exclusions:**

<p style="text-align: center;"><b><u>Business Info</u></b></p> <p><b>Business Type:</b> <b>Desc of Business:</b> <b>DBA:</b> <b>Business Age:</b> <b>Lease Years:</b> <b>Lsehold Improve:</b> <b>Fixtures and Equip:</b> <b>Seats:</b> <b>Business NOI:</b></p>	<p style="text-align: center;"><b><u>Annual Income</u></b></p> <p><b>Owner Operating Inc:</b> <b>Owner Operating Exp:</b> <b>Net Operating Inc:</b> <b>Other Income:</b> <b>Potential Rental Income:</b></p>	<p style="text-align: center;"><b><u>Building Info</u></b></p> <p><b>Building Size:</b> <b>Number of Buildings:</b> 3 <b>Stories:</b> <b>Under Steel:</b> <b>Number of Docks:</b> <b>Tail Board#:</b> 0 <b>Overhead Door:</b> 0 <b>Overhead Door Height:</b> 0 <b>Year Built Exception:</b> <b>Year Renovated:</b> <b>RE Included:</b> <b>Space on Floor#:</b> <b>Front Feet:</b> <b>Parking Spaces at Bldg:</b> <b>Parking Spaces:</b></p>
<p style="text-align: center;"><b><u>Utilities</u></b></p> <p><b>HVAC Tonnage:</b> <b>Electric Phase:</b> <b>Amps:</b> <b>Sewer Desc:</b> <b>Water Desc:</b> <b>Heating Fuel:</b> None <b>Heating Type:</b> <b>Hotwater:</b></p>	<p style="text-align: center;"><b><u>Expenses</u></b></p>	

**Waterfront Features:**

**View:**

**Green Features:**

**Auction Listing:** N  
**Auction Terms of Sale Listing:**  
**Contract Vendee Listing:**

**Broker Reception Info**

There are no Broker Receptions scheduled for this Listing!  
There are no Consumer Receptions scheduled for this Listing!

**Compensation Offered on Sale**

**Type of Comp to Coop Broker for Sale:** Fixed Rate%  
**Comp Offered on Sale:**  
*Offers of compensation are for OneKey® MLS Participants only.*  
**Agreement Type:** Excl Right

<b>List Date:</b> 7/17/2023	<b>Original LP:</b> \$4,000,000	<b>Original Lease Price:</b>
<b>On Market Dte:</b> 7/18/2023	<b>Prior LP:</b>	<b>Last Lease Price:</b>
<b>Exp Date:</b> 10/16/2024	<b>List Price:</b> \$4,000,000	<b>Lease Expiration Date:</b>

**Listing Office/Agent Info**

Douglas Elliman Real Estate ( DERE23)      516-354-6500      Joseph Albano      516-476-9641

**Occupancy Date:** **Owner:** 40 Hgd  
**Seller Financing:** N  
**Show Instr:** Listing Broker  
**Lockbox:** **Neg Dir:**

ML#: 3492050

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LSC: BOM

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