

OFFERING MEMORANDUM

96 Nassau Rd | Roosevelt, New York 11575

FOR SALE & LEASE



Commercial



ellimancommercial.com

PROPERTY DETAILS

96 Nassau Rd | Roosevelt, New York 11575

 Douglas Elliman
Commercial

Sale Price

\$1,600,000

Lease Rate

\$20.00 SF/Yr

Location Information

Street Address	96 Nassau Rd
City, State, Zip	Roosevelt, NY 11575
County	Nassau
Cross-Streets	Babylon Turnpike
Township	Town Of Hempstead
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Sunrise Highway
Nearest Airport	JFK International

Building Information

Building Size	7,425 SF
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Exclusively represented by:

Ben Indiviglia

Licensed Real Estate Salesperson
516.353.6549 Email: ben.indiviglia@elliman.com

Charles Maione

Licensed Real Estate Sales Person
516.984.5596 Email: Charles.Maione@Elliman.com

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	6,558 SF
APN #	55 336 142
Lot Depth	135 ft

Parking & Transportation

Street Parking	Yes
Parking Type	Other

Utilities & Amenities

Restrooms	2
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EXECUTIVE SUMMARY

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Building Size:	7,425 SF	Lot Size:	6,558 SF
Available SF:	7,425 SF	Parking:	Street
Number of Units:	1	Zoning:	Industrial
Year Built:	1959	Frontage:	50 Feet
		Sale Price:	\$1,600,000
		Lease Rate:	\$20.00 SF/yr (NNN)

**enter disclaimer here...*

Property Overview

The subject is improved with a one and part two-story freestanding industrial warehouse building with $7,425\pm$ square feet of gross building area, which includes $1,800\pm$ square feet of second floor mezzanine office and storage. 14 Foot Roll Up Door with Loading Dock, 400 amp 240 Volt 3-Phase Electric, 1 ton crane 10-14 feet heights, 50 feet long crane span, 18 foot ceilings, LED lighting, 2 skylights for natural light, Southern window exposure for more light, 3 heating units 1 Ac unit. Taxes \$27,039.26.

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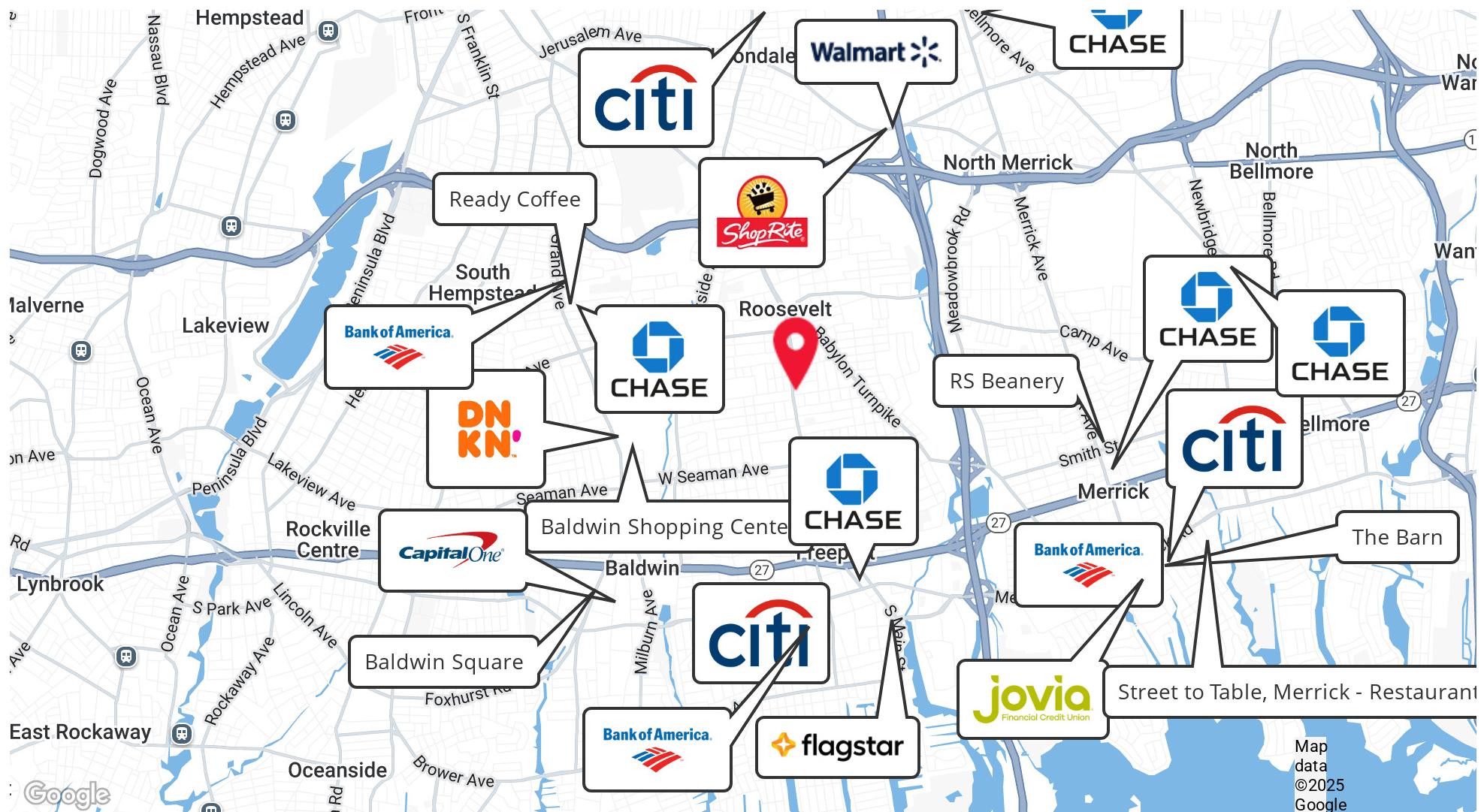
Licensed Real Estate Sales Person

516.984.5596 Email: Charles.Maione@Elliman.com

RETAILER MAP

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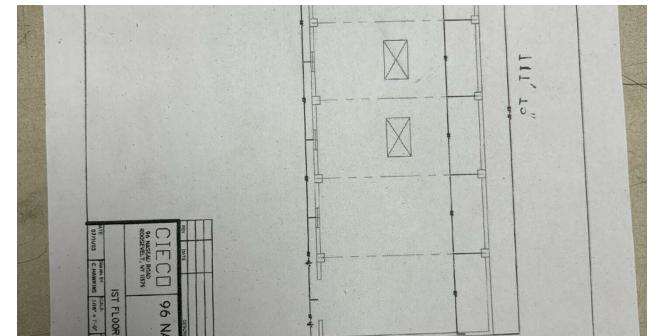
Licensed Real Estate Sales Person
516.984.5596 Email: Charles.Maione@Elliman.com

Map
data
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Google

ADDITIONAL PHOTOS

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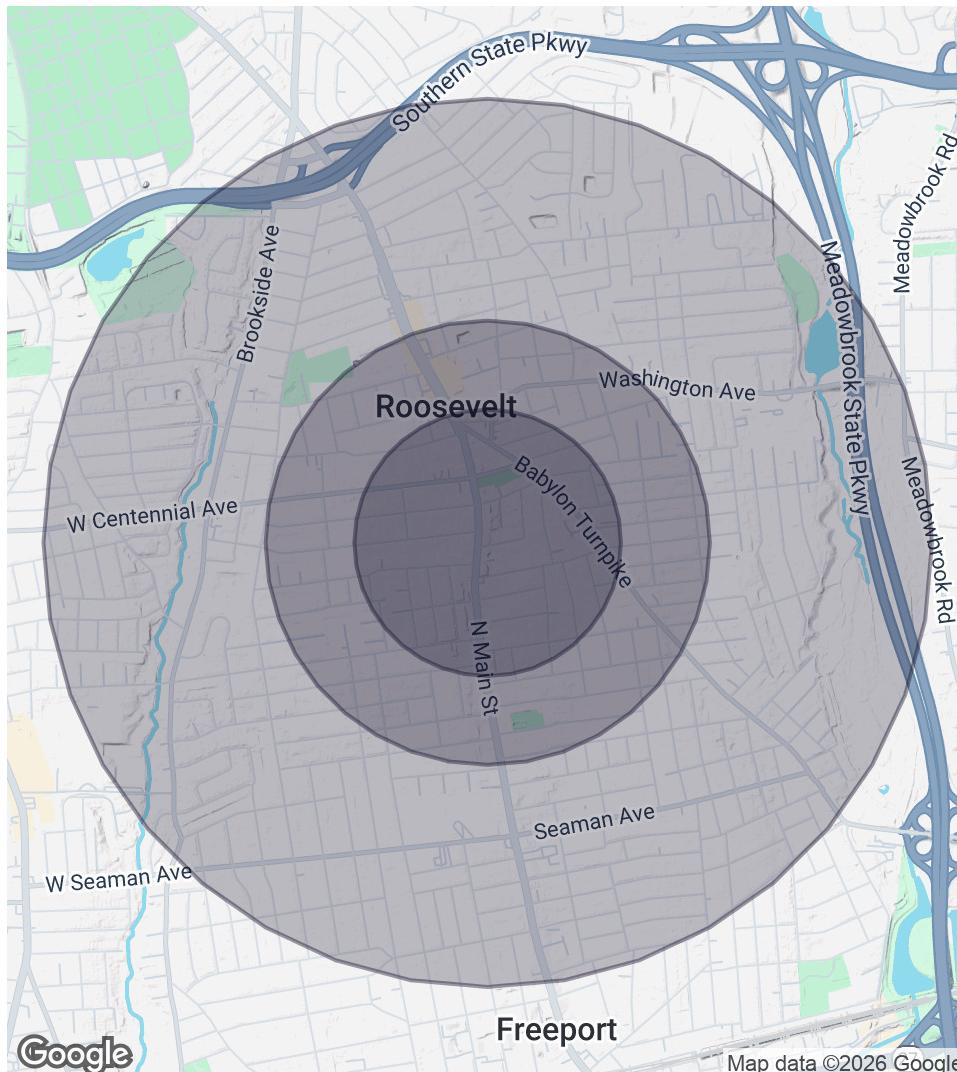
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DEMOGRAPHICS MAP & REPORT

96 Nassau Rd | Roosevelt, New York 11575

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0.3 Miles Radius

Population

2,771

Households

652

Average HH Income

\$168,777

Median HH Income

-

Daytime Population (W/ 16 yr+)

-

0.5 Miles Radius

Population

9,124

Households

2,153

Average HH Income

\$165,239

Median HH Income

-

Daytime Population (W/ 16 yr+)

-

1 Mile Radius

Population

33,259

Households

8,129

Average HH Income

\$154,473

Median HH Income

-

Daytime Population (W/ 16 yr+)

-

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550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com



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Smithtown, NY 11787
631.858.2405
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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.