



PROPERTY DETAILS:

BUILDING SIZE:	+/- 12,400 SF
LOT SIZE:	+/- 0.42 ACRES
PARCEL ID:	SEC: 35; BLOCK: 324;
	LOTS 24, 25, 27, 28 & 32
ZONING:	L1 (LIGHT INDUSTRIAL)
CEILING HT:	+/- 13' CLEAR
LOADING:	1 DRIVE IN
HEAT:	GAS
HVAC:	FULLY
POWER:	AMPLE
SEWERED:	YES
RE TAXES (2023/24):	\$54,262.93 / YR

ASKING: \$3,350,000.00

Price Reduced!

User / Investor Opportunity!

INDUSTRIAL-FLEX BUILDING

- **THIS MULTI-TENANTED BUILDING IS SEPARATELY METERED**
- **ONE (1) TENANT CURRENTLY OCCUPYING 1,400 SF PAYING +/- \$3,000 /MO**
- **IDEAL FOR LIGHT INDUSTRIAL, OFFICE OR RETAIL USE.**
- **GREAT EXPOSURE ON HEAVILY TRAVELED HEMPSTEAD AVE.**
- **ACCESS DRIVE IN DOOR FROM HEMPSTEAD AVE (FRONT OF BUILDING)**
- **STREET PARKING AS WELL AS MUNICIPAL PARKING LOT LOCATED ADJACENT TO PROPERTY.**

For further information or to arrange an inspection, please contact broker(s):

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	24,319	248,535	704,493
Households	7,755	79,964	226,861
Average HH Income:	\$152,132	\$140,521	\$137,313

