

THE DEVON *ON GREENWICH*

148 GREENWICH ST, HEMPSTEAD, NY

FOR SALE: THE DEVON - 39 OF 40 FREE MARKET CONDOMINIUM UNITS
HIGH-QUALITY RESIDENTIAL ASSET WITH ASSUMABLE FINANCING

[Click To View / Execute Confidentiality Agreement](#)

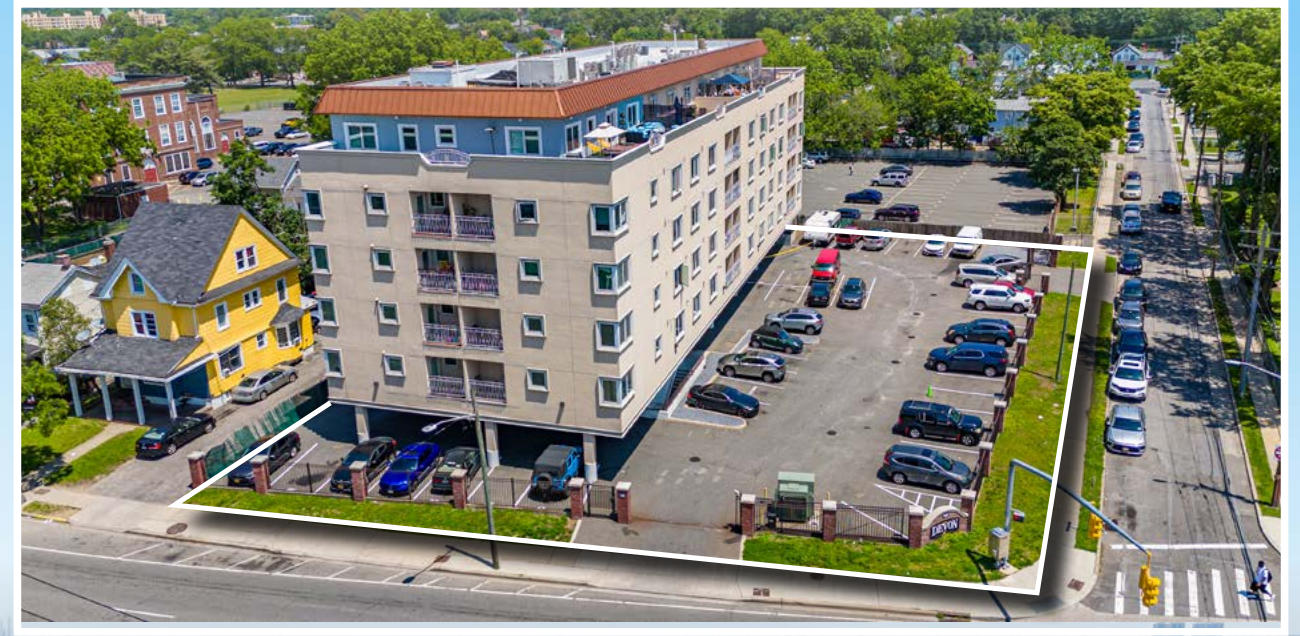


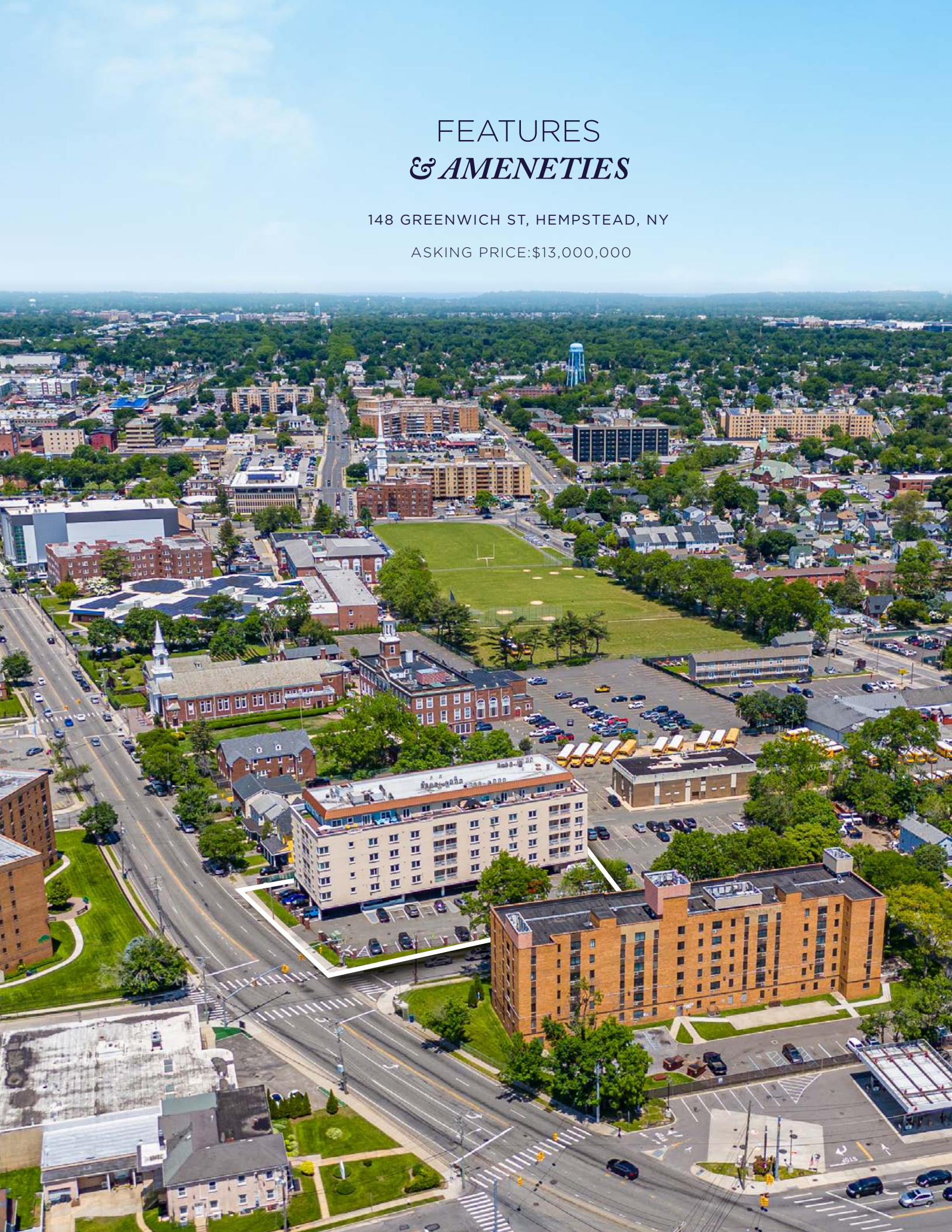
**CUSHMAN &
WAKEFIELD**

**LONG ISLAND
INVESTMENT SALES TEAM**

39 CONDOMINIUM UNITS AT THE DEVON *GATED BUILDING WITH PARKING*

Cushman & Wakefield is pleased to exclusively present **The Devon**, a ±49,952-square-foot, five-story elevator condominium building located at **148 Greenwich Street, Hempstead, NY**. Built in 2006, the property consists of 40 total free market residential units, with 39 sponsor-owned units being offered for sale. The building is fully occupied, and gross income is based solely on the sponsor-held units. Positioned on a ±0.64-acre lot, the site is fully fenced and gated, with 57 on-site parking spaces and a full basement totaling approximately 10,800 square feet. The basement includes amenity space such as a meeting room and a large storage area. Each unit is individually metered, features a private balcony, and ranges in layout from studio to two-bedroom. The fifth floor includes four penthouse-style units, each offering two bedrooms and two bathrooms.





FEATURES & *AMENITIES*

148 GREENWICH ST, HEMPSTEAD, NY

ASKING PRICE:\$13,000,000

PROPERTY OVERVIEW

- Five-Story Elevator Building
- ±49,952 SF Total Gross Area
- 40 Total Free Market Condominium Units
- 39 Sponsor-Owned Units
- Built in 2006 | Concrete and Steel Construction
- Full Basement (±10,800 SF)
- Gated ±0.64-Acre Lot
- 57 On-Site Parking Spaces
- Fully Fenced with Security Cameras

LOCATION

- Village of Hempstead, Nassau County
- Five Blocks South of Peninsula Boulevard
- Near Hempstead Public Schools
- Corner of Greenwich St & Totten St (N35, N40, N54 Bus Lines)
- Two Blocks from Kennedy Memorial Park
- Less Than 1.5 Miles to Hempstead LIRR Station
- Excellent Connectivity to Southern State & Meadowbrook Pkwy

FINANCIAL HIGHLIGHTS

- Effective Gross Annual Income: \$1,184,217
- **Net Operating Income: \$729,172**
- Real Estate Taxes: \$269,480

UNIT MIX & AMENITIES

- Studio, 1BR, and 2BR Layouts
- Four 2BR/2BA Penthouse Units on Fifth Floor
- Large Average Unit Sizes (±1,090 SF)
- Private Balconies on All Units
- Individually Metered for Gas & Electric
- Modern Kitchens & In-Unit Appliances
- Elevator Access to All Floors



Each residence at The Devon offers generous interior proportions, private balconies, and an abundance of natural light. Units are individually metered and include modern kitchens, in-unit appliances, and spacious living areas—many with sweeping views across Hempstead. The fifth floor features four exclusive penthouse-style units, each with two bedrooms, two bathrooms, and oversized terraces ideal for outdoor living. Combined with secure elevator access, gated parking, and thoughtful amenities, The Devon delivers comfort, privacy, and modern functionality throughout.









WALKABLE, TRANSIT SERVED & *POSITIONED FOR GROWTH*

Located just five blocks south of Peninsula Boulevard and within walking distance to Hempstead Public Schools, Kennedy Memorial Park, and several major bus lines (N35, N40, N54), the property benefits from strong connectivity and community appeal. With assumable financing, minimal turnover, and below-market rents, The Devon represents a rare opportunity to acquire a stabilized, income-generating asset in a supply-constrained, high-barrier-to-entry submarket.

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FOR MORE INFORMATION, PLEASE CONTACT:

C&W EXCLUSIVE BROKERS

Daniel Abbondandolo

Executive Director

+1 631 425 1232

daniel.abbondandolo@cushwake.com

Victor Little

Senior Associate

+1 631 425 1239

victor.little@cushwake.com

Joegy Raju

Director

+1 631 425 1216

joegy.raju@cushwake.com

Lincoln Cioffi

Associate

+1 631 270 3038

lincoln.cioffi@cushwake.com

C&W FINANCING CONTACTS

Brian Anderson

Executive Managing Director

+1 732 616 0908

brian.anderson@cushwake.com

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