

# OFFERING MEMORANDUM

533 Greenwich St | Hempstead, New York 11550

## MULTIFAMILY PROPERTY FOR SALE



Commercial



# EXECUTIVE SUMMARY

533 Greenwich St | Hempstead, New York 11550

<b>Building Size:</b>	16,500 SF	<b>Lot Size:</b>	0/26 ACRES
<b>Number of Units:</b>	12	<b>Annual Taxes:</b>	\$86,793.73
<b>Year Built:</b>	2024	<b>Sale Price:</b>	\$7,300,000

FOR MORE INFORMATION CONTACT JESSICA HOLLENSTEIN

## Property Overview

Built in 2024, this 12-unit apartment building w/elevator offers investors a true turnkey opportunity. The property includes three spacious 3-bedroom/2-bath apartments and nine 2-bedroom/1-bath apartments, all designed with modern layouts, in-unit laundry, granite countertops, stainless steel appliances, energy-efficient heating and cooling systems, and smart entry features. With 19 gated parking spaces, the building provides convenience for tenants and helps support strong rental demand. Building is fully occupied with market-rate rents. Because it is brand new construction, an investor can expect minimal repairs or major capital expenses, allowing for predictable income and easier management. This is a solid opportunity for anyone looking to generate steady rental cash flow while owning a high-quality asset positioned for long-term value growth.

Exclusively represented by:

**Michael G. Murphy**

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631.858.2460 Email: michael.murphy@elliman.com

**Jessica Hollenstein**

LICENSED REAL ESTATE SALESPERSON  
516.522.4969 Email: jessica.hollenstein@elliman.com



# EXTERIOR PHOTOS

533 Greenwich St | Hempstead, New York 11550



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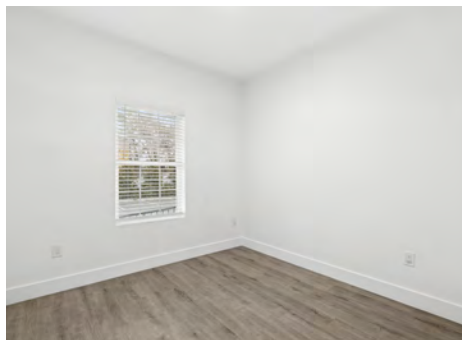
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# INTERIOR PHOTOS

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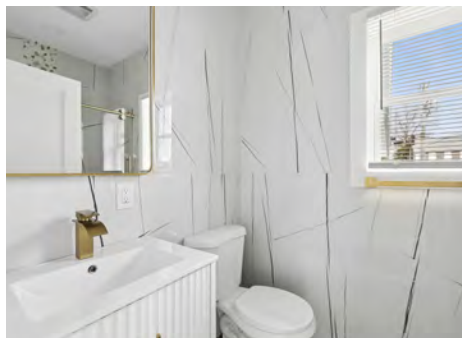
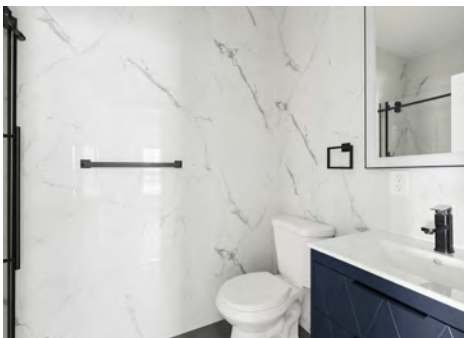
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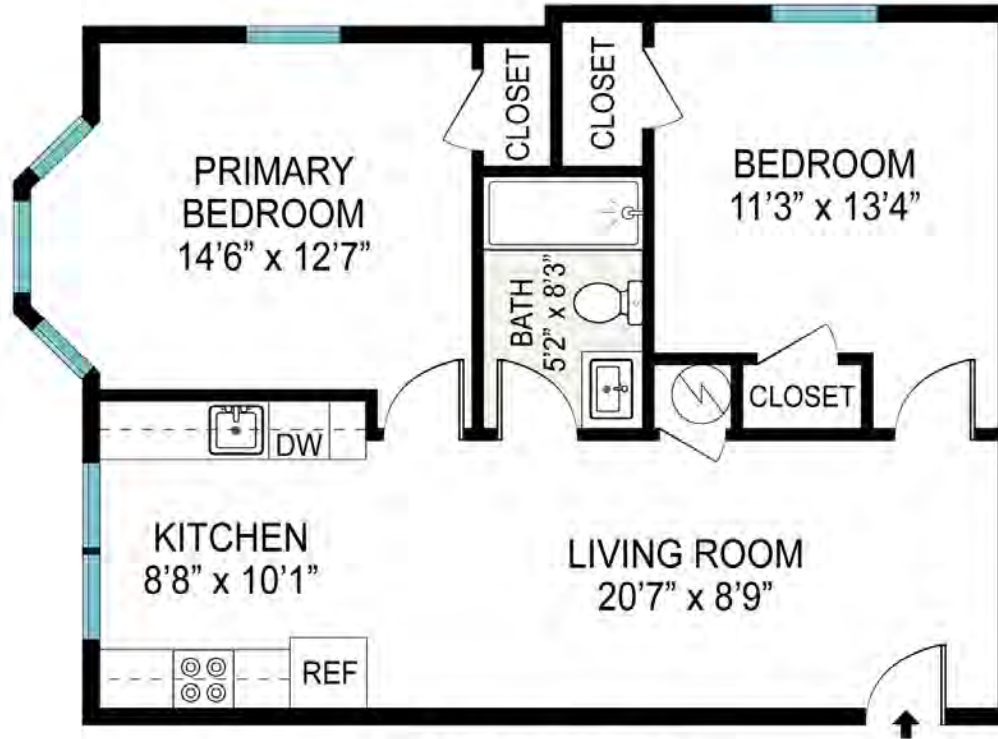
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# APARTMENT A FLOOR PLAN

533 Greenwich St | Hempstead, New York 11550



**A APARTMENT**

A APARTMENT: 661 SQ FT

Scale in feet, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

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# APARTMENT B FLOOR PLAN

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**B APARTMENT**

B APARTMENT; 752 SQ FT

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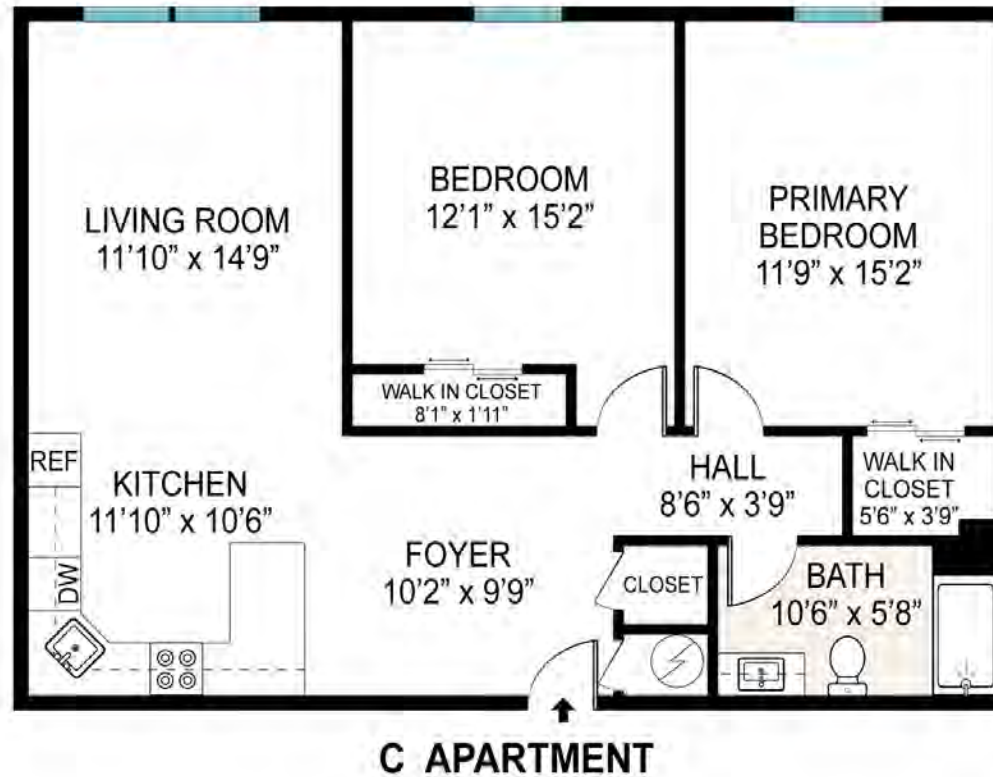
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# APARTMENT C FLOOR PLAN

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C APARTMENT: 917 SQ FT

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# APARTMENT D FLOOR PLAN

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D APARTMENT: 1103 SQ FT

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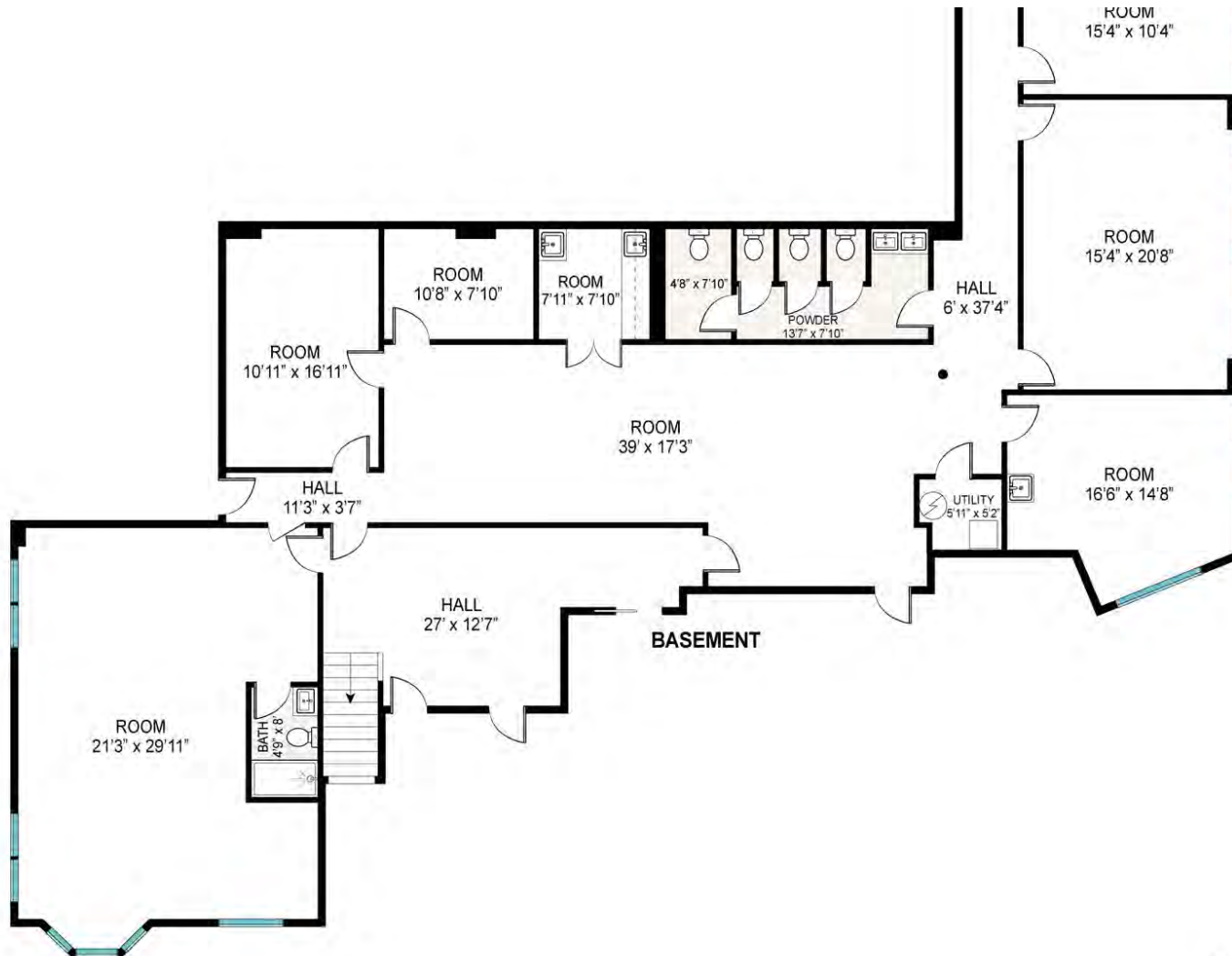
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# BASEMENT FLOOR PLAN

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BASEMENT: 2942 SO FT

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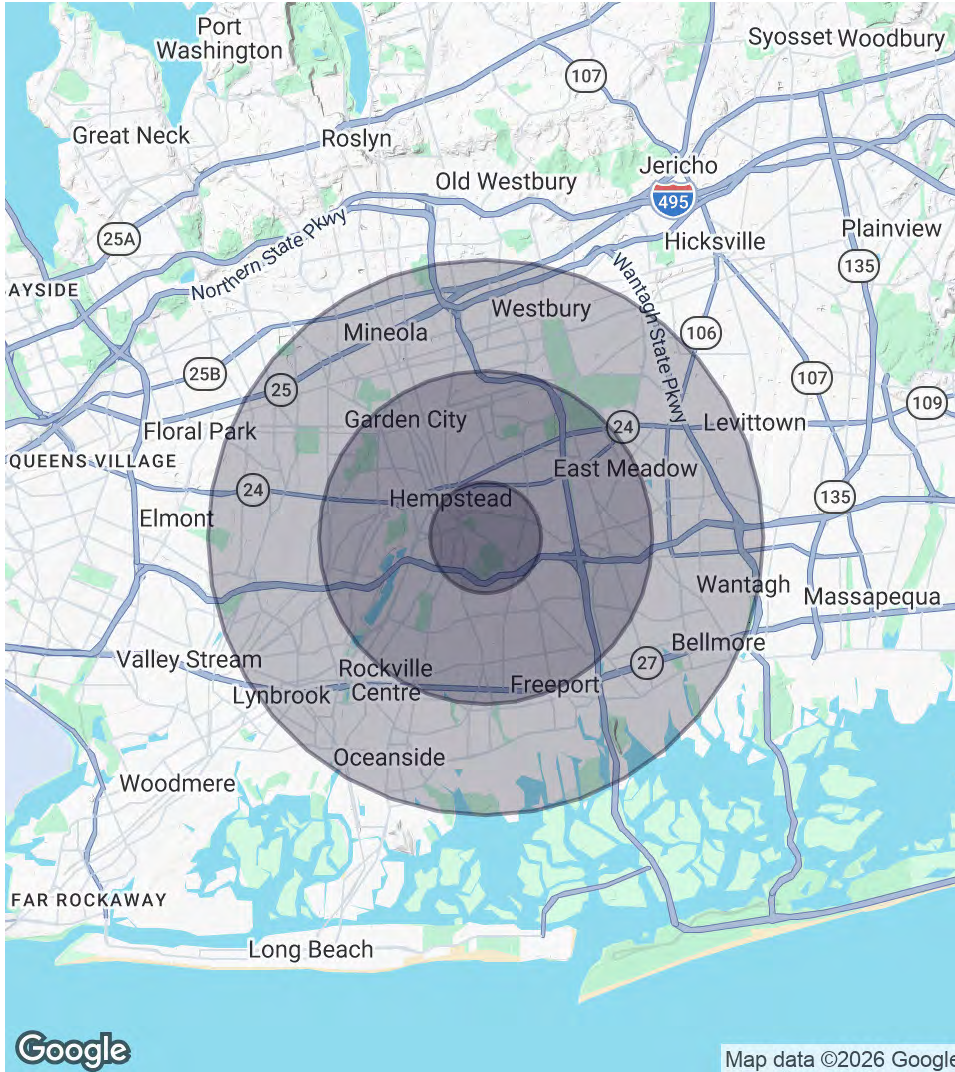
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
40,974  
**Households**  
10,917  
**Average HH Income**  
\$119,644

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 3 Miles Radius

**Population**  
238,890  
**Households**  
69,817  
**Average HH Income**  
\$161,260

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 5 Miles Radius

**Population**  
603,495  
**Households**  
193,410  
**Average HH Income**  
\$170,243

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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 **Douglas Elliman**  
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## We Are Commercial Real Estate

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