

# Available for Sale

## 469 S Franklin Street, Hempstead



**Offered at: \$725,000**

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First time to ever become available for sale, 469 S Franklin St, Hempstead NY 11550 has been home to the Church of the Four Leaf Clover for 90 years. Exceptionally well kept, the subject property is an easy to maintain, 2,756 square foot free standing structure with eleven off street parking stalls on its lot.

A beautiful cathedral ceiling adorns the quaint chapel, while the lower level lends itself to parishioner gatherings. A kitchen and two bathrooms make holding parish gatherings effortless.

**- DO NOT DISTURB OCCUPANTS - PRIVATE SHOWINGS BY APPOINTMENT ONLY -**

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# Building Details:

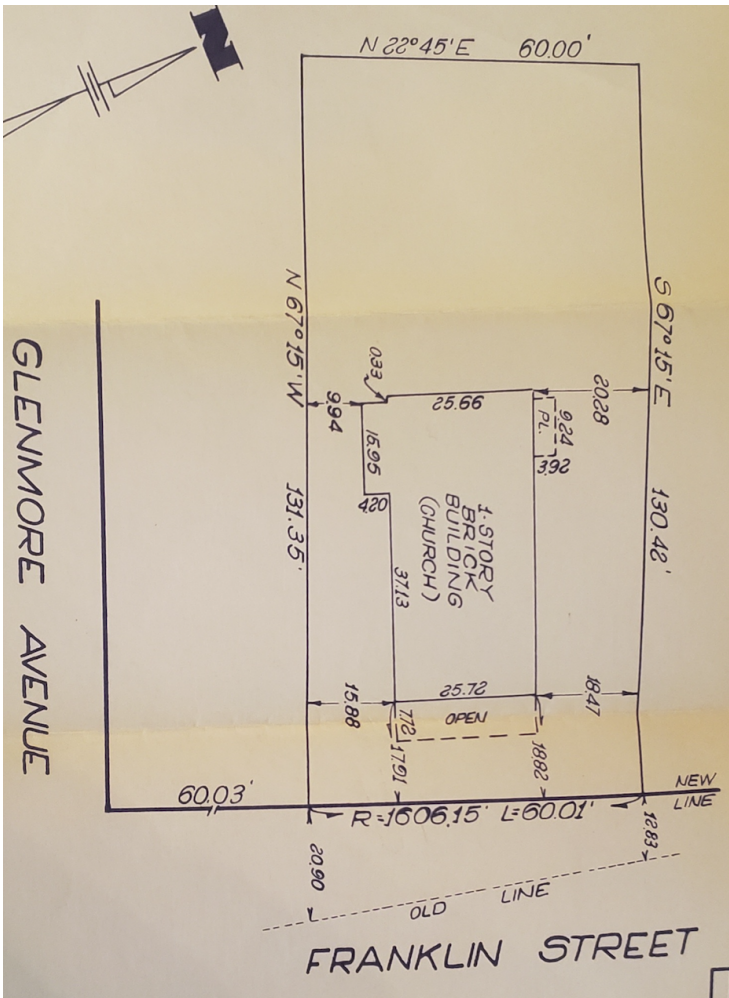
Section 36 | Block 14 | Lot 103

**Taxes:** \$38,056.85  
 2023 School: \$26,631.93  
 2023 General: \$3,971.60  
 23/24 Village: \$7,453.32

**Built:** 1933  
**Frontage:** 60 Feet  
**Depth:** 130 Feet

**Fuel:** Natural Gas  
**HVAC:** Wall mounted cooling  
**Parking:** 11 off street spaces

**Building Size:** 2,756 sqft  
 1,378 sqft / floor  
**Lot Size:** 7,800 sqft



**Fee \$2.00**

**Occupancy Certificate**  
 Bureau of Buildings  
 Village of Hempstead, N. Y.

CERTIFICATE OF OCCUPANCY NO. 1042 DATE Sept 16-23

This certifies that the building located on Lots 8-3 Block No. \_\_\_\_\_  
 Map of Hempstead Village location at 1500 N. Glenmore Ave.  
 conforms substantially to the approved plans on file in this office. Permit No. 2388 Date 3-2-24 1933  
 and to all requirements of the Building Zone Ordinance and Building Code of the Village of Hempstead, N. Y.

ZONE \_\_\_\_\_ OCCUPANCY \_\_\_\_\_

This certificate issued to First Church of the Holy Spirit  
W. Russo of the aforesaid building.  
 Address 1500 N. Glenmore Ave.  
3rd Church of the Holy Spirit By Order Board of Trustees  
OWNER - OFFICER - UNDERSIGNED Village of Hempstead, N. Y.  
William Russo William Russo  
BUILDING INSPECTOR

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Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including with-out limitation: condition: either latent or patent, income, expenses, size or manner of construction of the property, compliance with local law and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing without prior notice.