

25 Nassau Boulevard, West Hempstead, Ny 11552

List Price: \$1,700,000



Type Of Sale: Property
Property Type: Free Standing Building
of Units: 1
Sale or Rent: S
Approx Int Sqft: 3600
Stories: 1
Zoning: Commercial

DBA:
Bus. Type:
Bus. Age:
Lease Expiration:
Owner Operator Inc:
Owner Operator Exp:
Net Income:
Gross Profit %:

ML#: 3587525
Approx Year Built: 1954
Lot Size: 100x87
Building Size: 3600 sqft
Parking Spaces: 16
Taxes: \$32,000.00

Comments: Located at the bustling border of West Hempstead and Garden City, 25 Nassau Blvd offers a prime opportunity for any business owner seeking a high-visibility location. This free-standing commercial building sits on a spacious lot measuring 140x87 (12,180 Sqft) and the building size is 3600 Sqft, providing ample room for expansion or customization. Currently owner-occupied and No tenant. It will be delivered vacant at closing. The property boasts over 16 dedicated parking spaces, ensuring convenience for both customers and staff. The area surrounding 25 Nassau Blvd is characterized by a vibrant community and a growing population, making it an ideal setting for various business types. Whether you're considering retail, office space, or service-oriented enterprises, this location is perfectly situated in a high-traffic zone with excellent exposure. The combination of a strong local economy and a diverse demographic creates a welcoming environment for potential customers, ensuring your business can thrive. With significant potential for growth, this property is ready for your vision. The flexibility in zoning allows for the conversion into any type of commercial use, providing an incredible opportunity to tap into the high business occupancy in the area. As development continues and the community expands, 25 Nassau Blvd stands as a prime investment for those looking to make their mark in a flourishing market. Don't miss out on this chance to seize a property with immense potential for future success!

Hae Ryung A Chang
info@exitrealtyteam.com
718-926-8594

Charles Chul Chang
info@exitrealtyteam.com
917-406-3337



Exit Realty Team



