

OFFERING MEMORANDUM

27 Hanse Ave | Freeport, New York 11520

INDUSTRIAL BUILDING FOR SALE



Commercial



PROPERTY DETAILS

27 Hanse Ave | Freeport, New York 11520

Sale Price

\$1,790,000

Location Information

Street Address	27 Hanse Ave
City, State, Zip	Freeport, NY 11520
County	Nassau
Township	Incorporated Village of Freeport

Building Information

Building Size	6,160 SF
Tenancy	Two (2) Units
Year Built	1951
Power	200 Amps
Ceiling Heights	11 Feet
Heat	Gas

Property Information

Property Type	Industrial
Zoning	Industrial (I)
Lot Size	0.3 Acres
Taxes	+/- \$21,000
Sanitary	Sewers

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

ADDITIONAL PHOTOS

27 Hanse Ave | Freeport, New York 11520



Exclusively represented by:

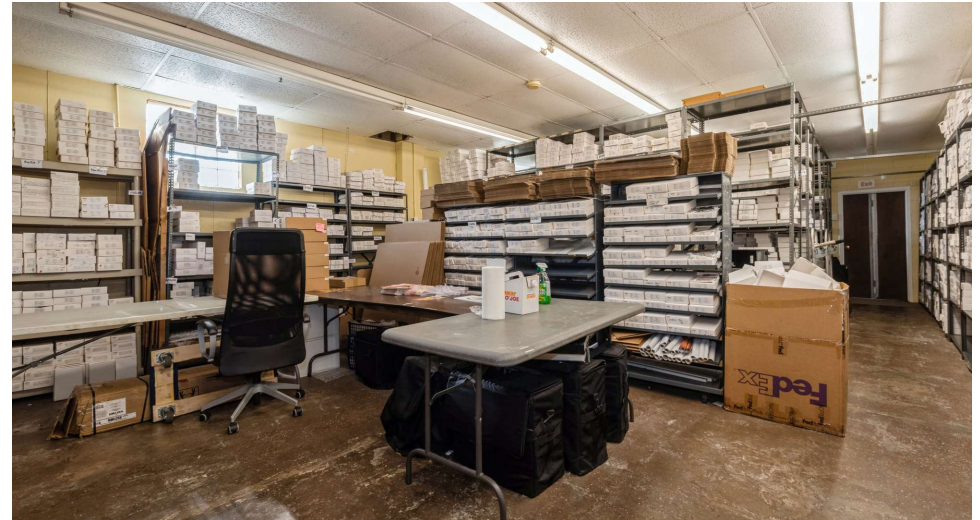
Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789 Email: michael.gronenthal@elliman.com

ADDITIONAL PHOTOS

27 Hanse Ave | Freeport, New York 11520



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789 Email: michael.gronenthal@elliman.com

Mill Rd

Hanse Ave



Commercial

Google

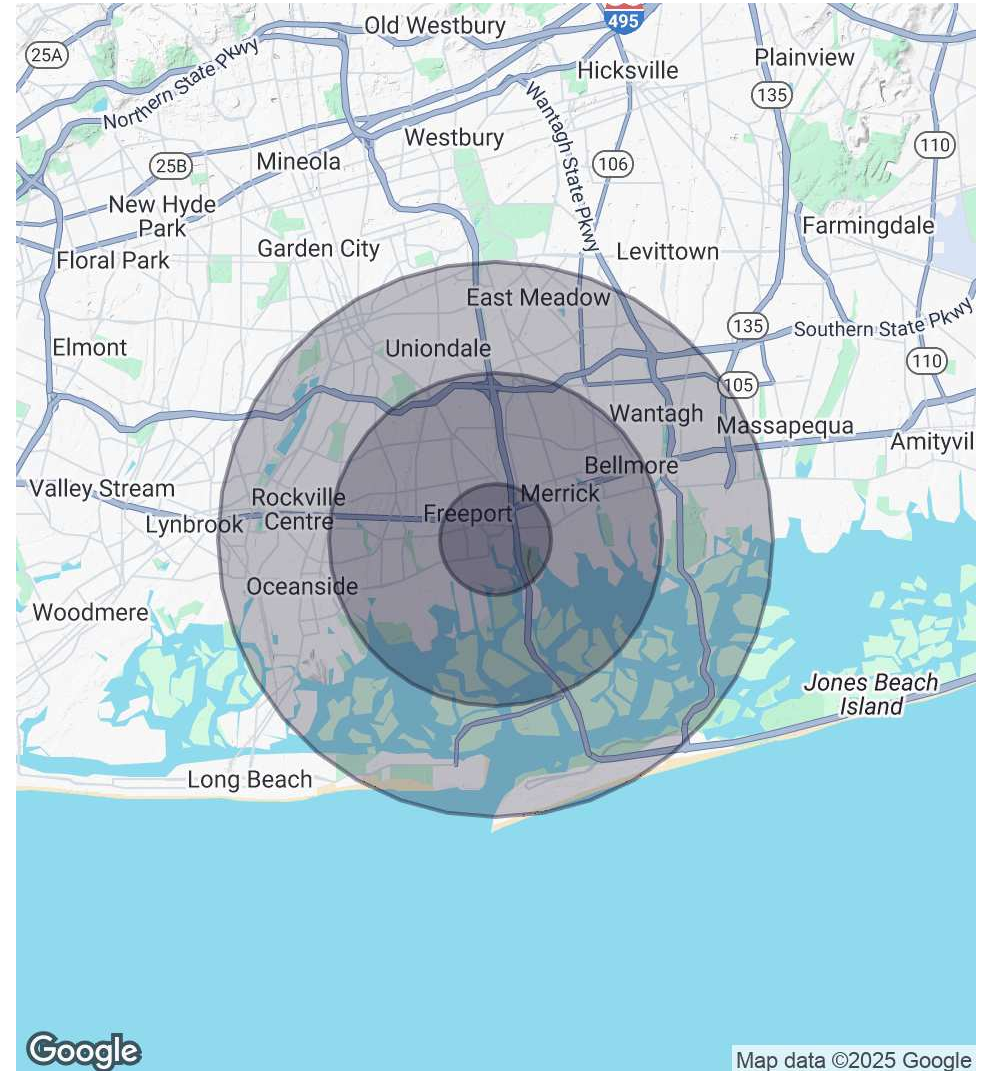
DEMOGRAPHICS MAP & REPORT

27 Hanse Ave | Freeport, New York 11520

Population	1 Mile	3 Miles	5 Miles
Total Population	21,814	164,768	393,440
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,786	50,806	121,683
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$129,322	\$176,641	\$173,380
Average House Value	\$499,159	\$631,605	\$647,484

Race	1 Mile	3 Miles	5 Miles
% White	26.5%	44.6%	50.6%
% Black	21.6%	23.1%	18.9%
% Asian	2.5%	3.8%	5.5%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	1.0%	0.6%	0.6%
% Other	33.9%	17.0%	14.2%



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

27 Hanse Ave | Freeport, New York 11520

EXCLUSIVELY REPRESENTED BY:



Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789

Email: michael.gronenthal@elliman.com



Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.