

FOR SALE

1796 HEMPSTEAD TPKE
EAST MEADOW, NY

ABOUT THE SUBJECT PROPERTIES



OFFERING SUMMARY

Building Size:	+/-3,562 SF
Lot Size:	+/- .13 Acres
Stories:	2 + Lower Level
Zoning:	Business
List Price:	\$975,000

HIGHLIGHTS

- Built out as a single tenant building. Located
- in Central Nassau with easy access to Queens and Suffolk Highly desirable location with ample on- site parking & free municipal parking lot located +/-125 ft away High
- Traffic Volume - Over 43,5000 Vehicles a Day
- Affluent residential community with an average HH income of +/--\$133,191 within a 2-mile radius Nearby Establishments Include: Lidl, Stew Leonard's, Marshalls, Starbucks, Taco Bell,Wendy's, Sonic, and RXR Plaza.

FOR SALE

1796 HEMPSTEAD TPKE
EAST MEADOW, NY

ABOUT THE SUBJECT PROPERTIES

JEREMY OGUR
DIRECTOR OF KW COMMERCIAL
(516) 647-1782
JOGUR@KWCOMMERCIAL.COM



Second Level



Main Level



Lower Level

Permitted Uses

- A. Single-family and two-family detached dwelling.
- B. Club, fraternity house or lodge.^[1]
[1] *Editor's Note: Former Sec. X-1.3, which immediately followed this subsection, was repealed 5-4-1954.*
- C. (Reserved)^[2]
[2] *Editor's Note: Former Subsection C, permitting schools, colleges and universities, was repealed effective 8-30-2007.*
- D. (Reserved)^[3]
[3] *Editor's Note: Former Subsection D, permitting religious uses, was repealed effective 8-30-2007.*
- E. Philanthropic use, excluding a correctional institution.
- F. Hospital, sanatorium and dormitory of an educational institution.
- G. Music school or dancing school.
- H. Agriculture, greenhouse and nursery.
- I. Municipal recreational use.
- J. Railway passenger station.
- K. Office, bank, financial institution and telephone exchange.
- L. Store for the sale, at retail, of articles to be used or consumed off the premises, which is not subject to the provisions of § 197 hereof.
- M. Restaurant other than a diner, lunch wagon, drive-in restaurant, drive-in luncheonette, drive-in counter or drive-in refreshment stand.
- N. When approved as a special exception by the Town Board, a public garage, minor garage, battery service station, tire service station, or a combination thereof, motor vehicle repair shop, whether or not operated in connection with new or used motor vehicle sales, boat repair shop, whether or not operated in connection with new or used boat sales, public utility buildings and structures.
[Effective 8-4-1975]
- O. Carpenter, hand cabinetmaking, furniture repair or upholstery shop, electrical shop, hand metalworking, blacksmith, tinsmith, new and unused plumbing, pet shop, gas, steam or hot-water fitting shop.
- P. Hand laundry, custom tailoring, hand dressmaking, shoemaking and repairing.
- Q. Sale or repair of jewelry, watches, clocks or optical goods, musical, professional or scientific instruments.
- R. Undertaking and embalming.

§ 197 **Special uses.**

Special uses, when approved by the Board of Appeals pursuant to § 272, are permitted.