

# OFFERING MEMORANDUM

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27 Hanse Ave | Freeport, New York 11520

## INDUSTRIAL BUILDING FOR SALE



Commercial



# PROPERTY DETAILS

27 Hanse Ave | Freeport, New York 11520

**Sale Price**

**\$1,925,000**

## Location Information

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

## Building Information

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

## Property Information

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

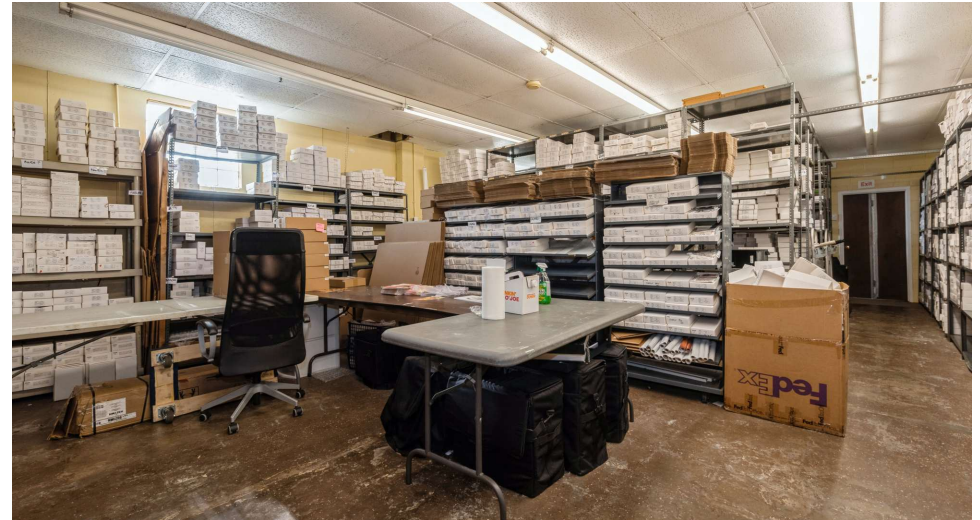
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Mill Rd

Hanse Ave



Commercial

Google

# DEMOGRAPHICS MAP & REPORT

27 Hanse Ave | Freeport, New York 11520

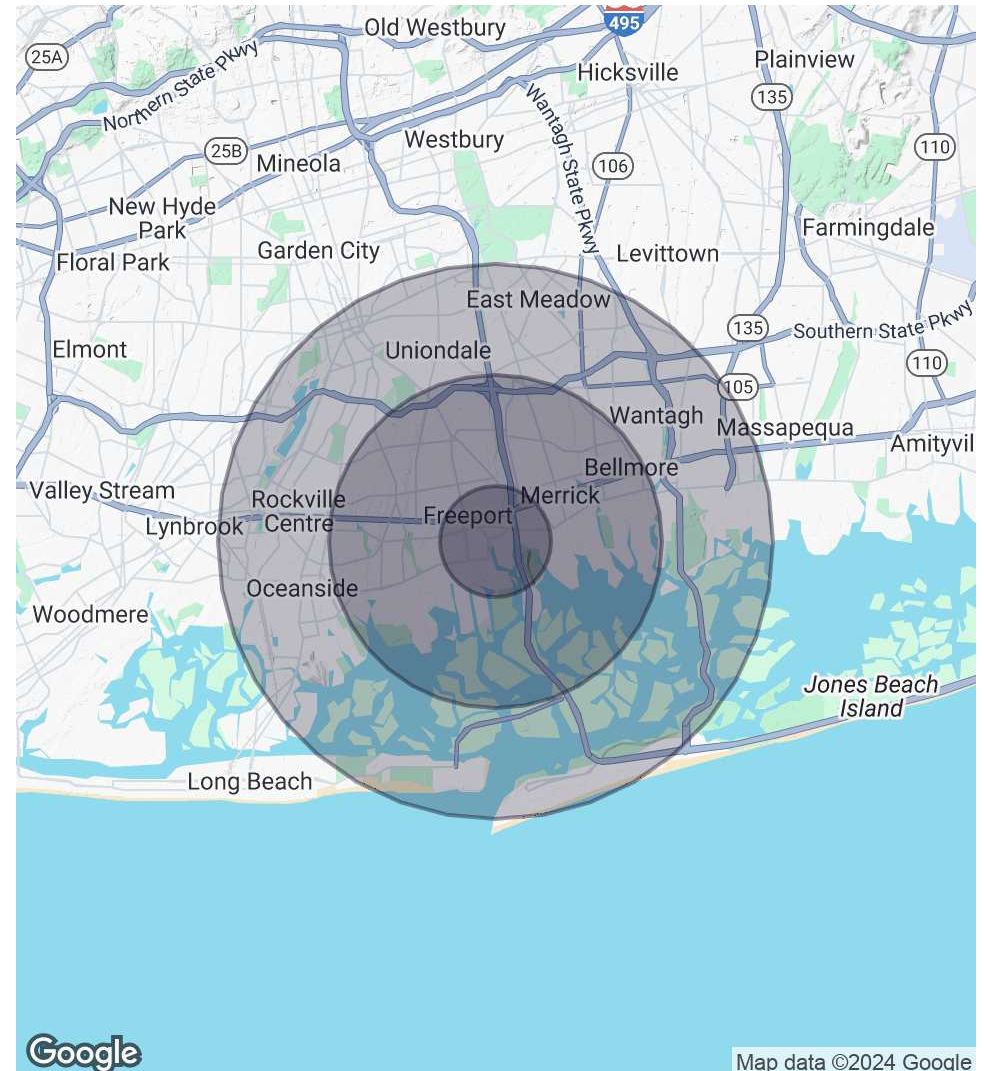
Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	21,814	164,768	393,440
<b>Average Age</b>	40	41	41
<b>Average Age (Male)</b>	39	40	40
<b>Average Age (Female)</b>	41	42	43

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

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



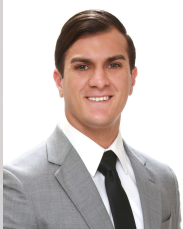
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## We Are Commercial Real Estate

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