

**COMMERCIAL PROPERTY FOR SALE**  
**46/50 FULTON AVE, HEMPSTEAD**  
**OFFERING MEMORANDUM**

**kw GOLD COAST**  
 KELLERWILLIAMS REALTY



ADDRESS	46/50 FULTON AVE	CURRENT USE	STRIP SHOPPING CENTER
LOCATION	HEMPSTEAD, NY	BUILDINGS	2
BLOCK/LOT	295-49,51	TOTAL TENANTS	11
TOTAL LOT SIZE	156' x 167' & 73' x 187'	OCCUPANCY	100%
LOT AREA (SF)	39,703	PARKING	APPROX. 50 SPACES
ACRES	0.95	R.E. TAXES	\$185,000
BUILDING AREA (SF)	17,500	YEAR BUILT	1983

**OFFERED AT: \$10,000,000**

**CONTACT EXCLUSIVE BROKER:**

**718.790.3288 | 516.888.0922 | 516.519.1900**



KELLER WILLIAMS REALTY GOLD COAST  
 1129 NORTHERN BLVD. STE 410, NY 11030  
 516.482.0200 | 516.888.0922

PAUL ZHOU | SHABNAM SAKHAI | RAYMOND MO | JOE BENCIVENGA

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**FINANCIAL ANALYSIS:**

**TENANT**

46 FULTON AVE	MONTHLY RENT	ANNUAL	SQ FT	\$ / SQ FT	LEASE	OPTIONS	INCREASE/YEAR	RENT DETAILS
EL SABOR DEL CHEF	\$5,500	\$66,000	1,600	\$41	Month-to-Month	-	-	Inc Water & Sanitation
ATALES AFRICAN HAIR BRAIDING	\$3,250	\$39,000	800	\$49	9/30/2026	-	\$50	Inc Water & Sanitation
BARBER SHOP	\$2,500	\$30,000	800	\$38	8/31/2027	-	\$300	Inc Water & Sanitation
POLO PROPICAL DELI	\$4,154	\$49,848	800	\$62	11/30/2027	1 (5) Year	\$100	Inc Water & Sanitation
A&S LAUNDROMAT	\$5,650	\$67,800	2,100	\$32	9/30/2027	3 (5) Year	\$150	Inc Sanitation, Separate Water Meter
THE GUADALAJARA BAR & GRILL	\$14,392	\$172,704	2,400	\$72	4/24/2026	2 (5) Year	4%	Inc Water & Sanitation
<b>TOTAL</b>	<b>\$35,446</b>	<b>\$425,352</b>	<b>8,500</b>					

50 FULTON AVE	MONTHLY RENT	ANNUAL	SQ FT	\$ / SQ FT	LEASE	OPTIONS	INCREASE/YEAR	RENT DETAILS
IMPACT LEARNING	\$5,399	\$64,788	1,500	\$43	12/31/2030	1 (5) Year	4%	Inc Water & Sanitation
ANAS FURNITURE STORE	\$5,000	\$60,000	1,500	\$40	12/31/2030	-	\$150	Inc Water & \$150 for Sanitation
JAIME MORALES CHURCH	\$4,911	\$58,932	1,500	\$39	7/3/2025	-	4%	Inc Water & Sanitation
HEMPSTEAD BAKERY [I]	\$5,700	\$68,400	1,500	\$46	12/31/27	2 (5) Year	3.50%	Inc Sanitation, Separate Water Meter
POLLO CAMPERO RESTAURANT	\$17,074	\$204,888	3,000	\$68	9/3/2026	-	3%	Inc Sanitation, Partial Property Tax, Separate Water Meter
<b>TOTAL</b>	<b>\$38,084</b>	<b>\$457,008</b>	<b>9,000</b>					

<b>GROSS INCOME</b>	\$73,530	\$882,360
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**EXPENSES**

PROPERTY TAX (SCHOOL/GENERAL/VILLAGE)	\$185,000
INSURANCE	\$19,500
SANITATION	\$36,500
REPAIR AND SUPPLY	\$9,000
WATER	\$7,000
SPRINKLER + ALARM + BACKFLOW TEST	\$4,000
PARKING LOT MAINTENANCE	\$1,020
COMMON ELECTRIC	\$1,440
SNOW REMOVAL	\$1,000
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$264,460</b>

<b>REIMBURSEMENT</b>	\$20,000
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<b>NET OPERATING INCOME</b>	\$637,900
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**CAP RATE**

5.5%	\$11,598,182
6%	\$10,631,667
6.5%	\$9,813,846
7%	\$9,112,857

<b>**CURRENT CAP</b>	6.38%
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**INVESTMENT HIGHLIGHTS:**

- ❖ Prime Hempstead location close to major retail, LIRR station, schools, country clubs, and more.
- ❖ Located at the junction of Hempstead, West Hempstead, and Garden City.
- ❖ Fully leased strip mall center with 11 tenants.
- ❖ Many long term tenants in place.
- ❖ Approximately 50 dedicated parking spaces.
- ❖ Busy street with heavy foot and vehicle traffic.
- ❖ Easy access to the Southern State Parkway
- ❖ Densely populated area.

Prime Hempstead strip mall investment featuring two well-maintained commercial buildings totaling approximately 17,500 sq ft of retail space on a 0.95-acre corner lot (39,703 sq ft). The property offers 15 storefronts, currently occupied by 11 tenants—many with tenancies spanning over 20 years. With 50 dedicated customer parking spaces and a high-visibility location in the fast-growing town of Hempstead, surrounded by national retailers and heavy traffic, this asset delivers strong performance and stability. Generating \$637,000 in annual net income at a 6.38% cap rate, it presents a rare opportunity for reliable cash flow and long-term upside.



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**SITE PHOTOS  
& AERIAL VIEW**



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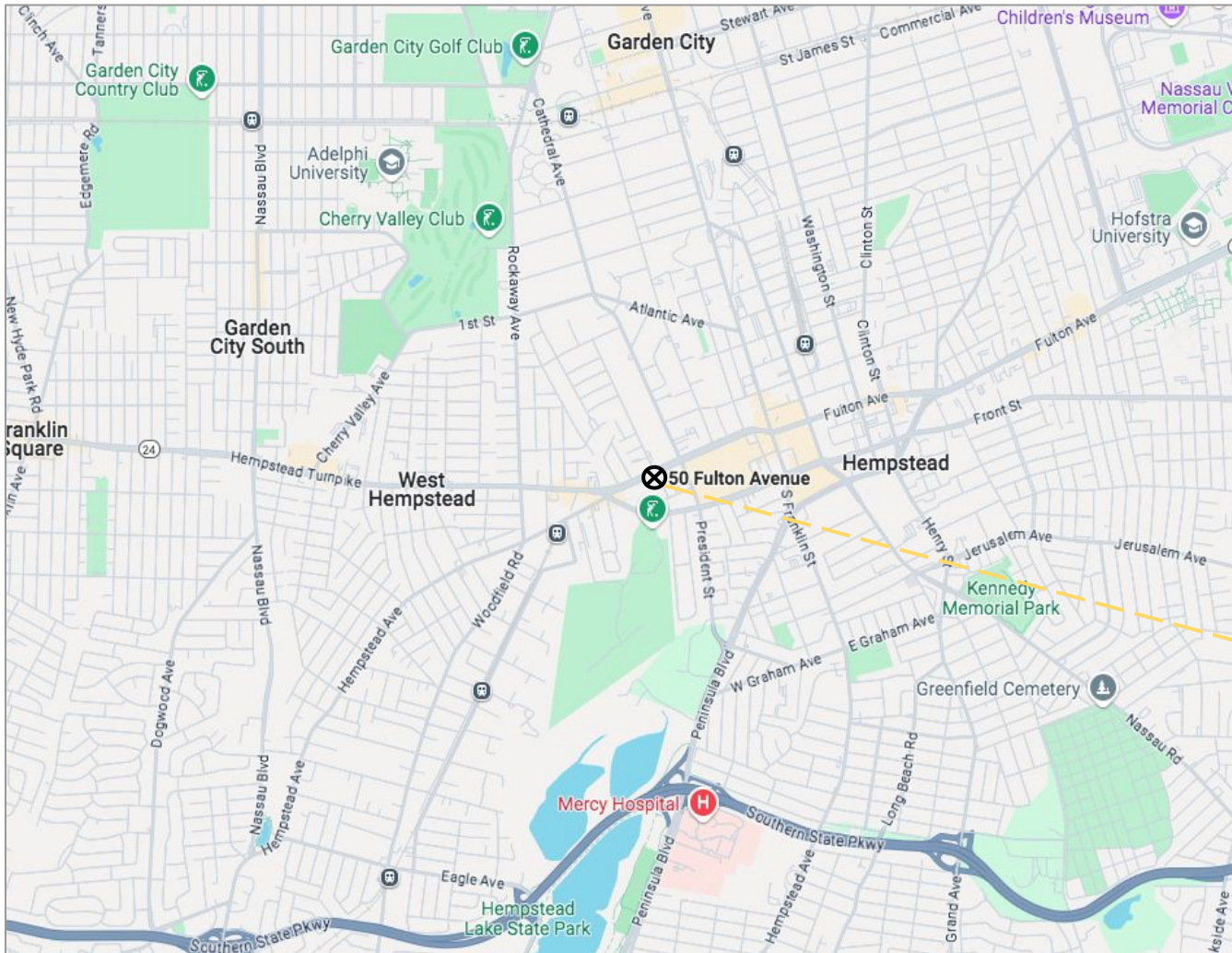
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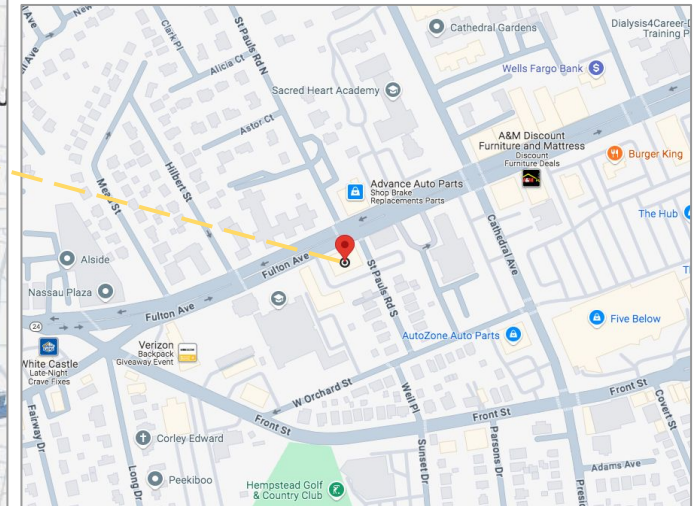
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**LOCATION ANALYSIS:**



**PROXIMITY TO:**

- ❖ 0.0 m David Paterson Fulton School
- ❖ 0.1 m Lutheran Church of the Epiphany
- ❖ 0.2 m Hempstead Golf & Country Club
- ❖ 0.2 m Home Depot + Major Retail Shopping
- ❖ 0.3 m LIRR - West Hempstead
- ❖ 0.8 m Hempstead High School
- ❖ 0.9 m LIRR - Hempstead
- ❖ 1.4 m Southern State Parkway
- ❖ 1.5 m Mercy Hospital
- ❖ 1.6 m The Garden City Hotel
- ❖ 1.8 m Hempstead Lake State Park
- ❖ 1.8 m Adelphi University
- ❖ 2.1 m Hofstra University
- ❖ 2.6 m Nassau County Supreme Court
- ❖ 2.8 m Nassau Coliseum
- ❖ 2.9 m Roosevelt Field Mall



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