

OFFERING MEMORANDUM

693 Peninsula Blvd | Hempstead, New York 11550



Commercial

AUTO REPAIR BUILDING FOR SALE



ellimancommercial.com

EXECUTIVE SUMMARY

693 Peninsula Blvd | Hempstead, New York 11550

 **Douglas Elliman**
Commercial

| | | | |
|-----------------------|-----------------------|--------------------|-------------|
| Building Size: | 4,460 SF | Lot Size: | 0.23 Acres |
| Building Type: | Auto Service / Repair | Zoning: | BG |
| Year Built: | 2006 | Sale Price: | \$1,888,888 |

**enter disclaimer here...*

Property Highlights

- PRIME CORNER SEEING OVER 65,000 VEHICLES PER DAY
- STEPS TO THE ENTRANCE AND EXIT OF THE SOUTHERN STATE PARKWAY
- IDEAL FOR MECHANIC / AUTO REPAIR / QUICK SERVE OIL CHANGE

Exclusively represented by:

Michael Gronenthal

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

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

PROPERTY DETAILS

693 Peninsula Blvd | Hempstead, New York 11550

 Douglas Elliman
Commercial

Sale Price

\$1,888,888

Location Information

| | |
|------------------|----------------------|
| Street Address | 693 Peninsula Blvd |
| City, State, Zip | Hempstead, NY 11550 |
| County | Nassau |
| Village | Village of Hempstead |

Building Information

| | |
|---------------------|----------|
| Total Building Size | 4,460 SF |
| Ground Floor | 3,100 SF |
| Second Floor Office | 1,360 SF |
| Basement | 3,100 SF |
| Year Built | 2006 |
| Overhead Doors | Four (4) |
| Power | 200 Amps |
| Sprinklered | Fully |

Property Information

| | |
|------------------|------------------------|
| Property Type | Industrial |
| Property Subtype | Auto Service / Repair |
| Zoning | BG |
| Lot Size | 0.23 Acres |
| APN # | 282013 34.-G-587 |
| County Taxes | \$35,276.49 |
| Village Taxes | \$12,842.56 |
| Occupancy | Delivered Fully Vacant |
| Curb Cuts | Two (2) |

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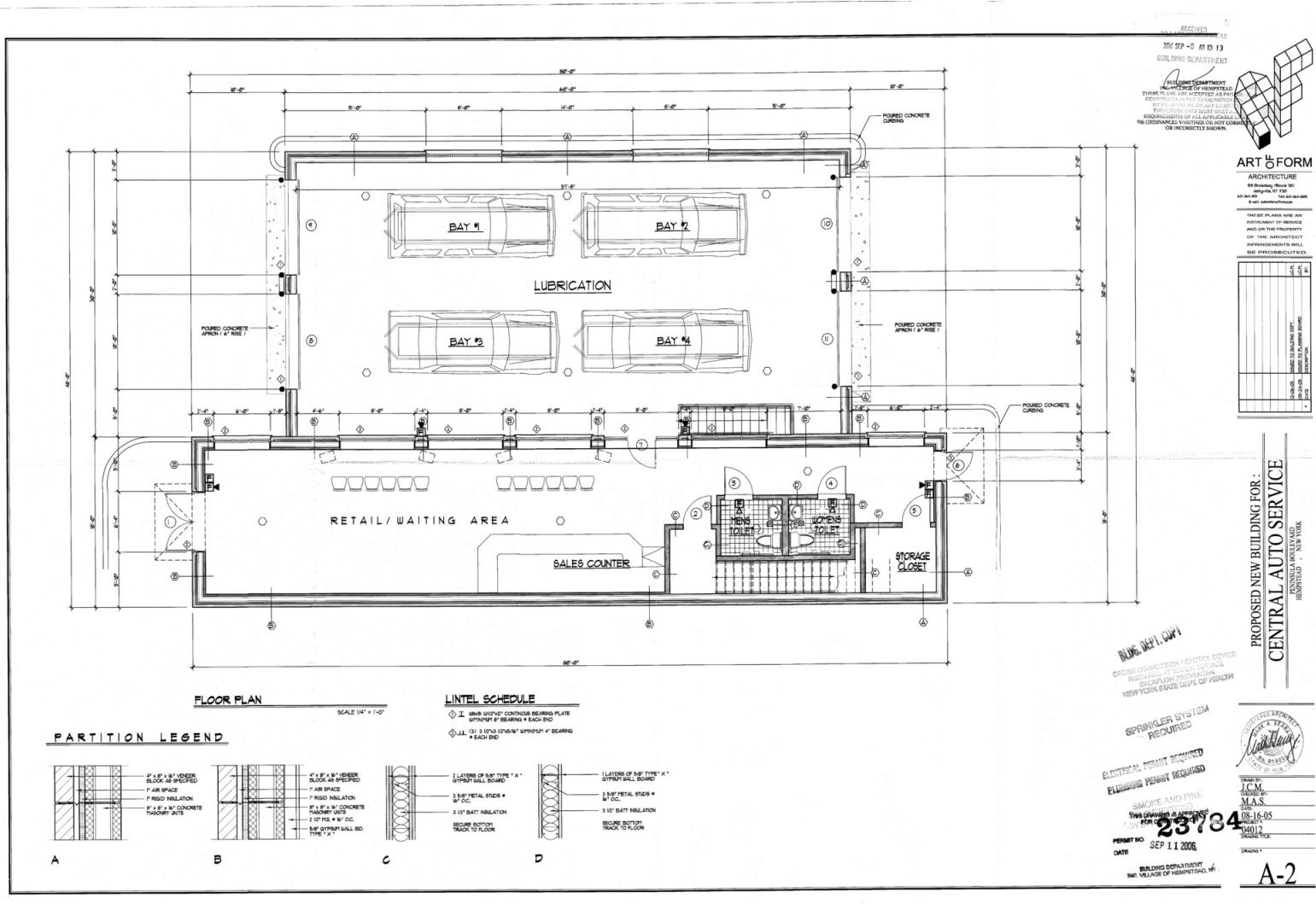
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FIRST FLOOR- FLOOR PLAN

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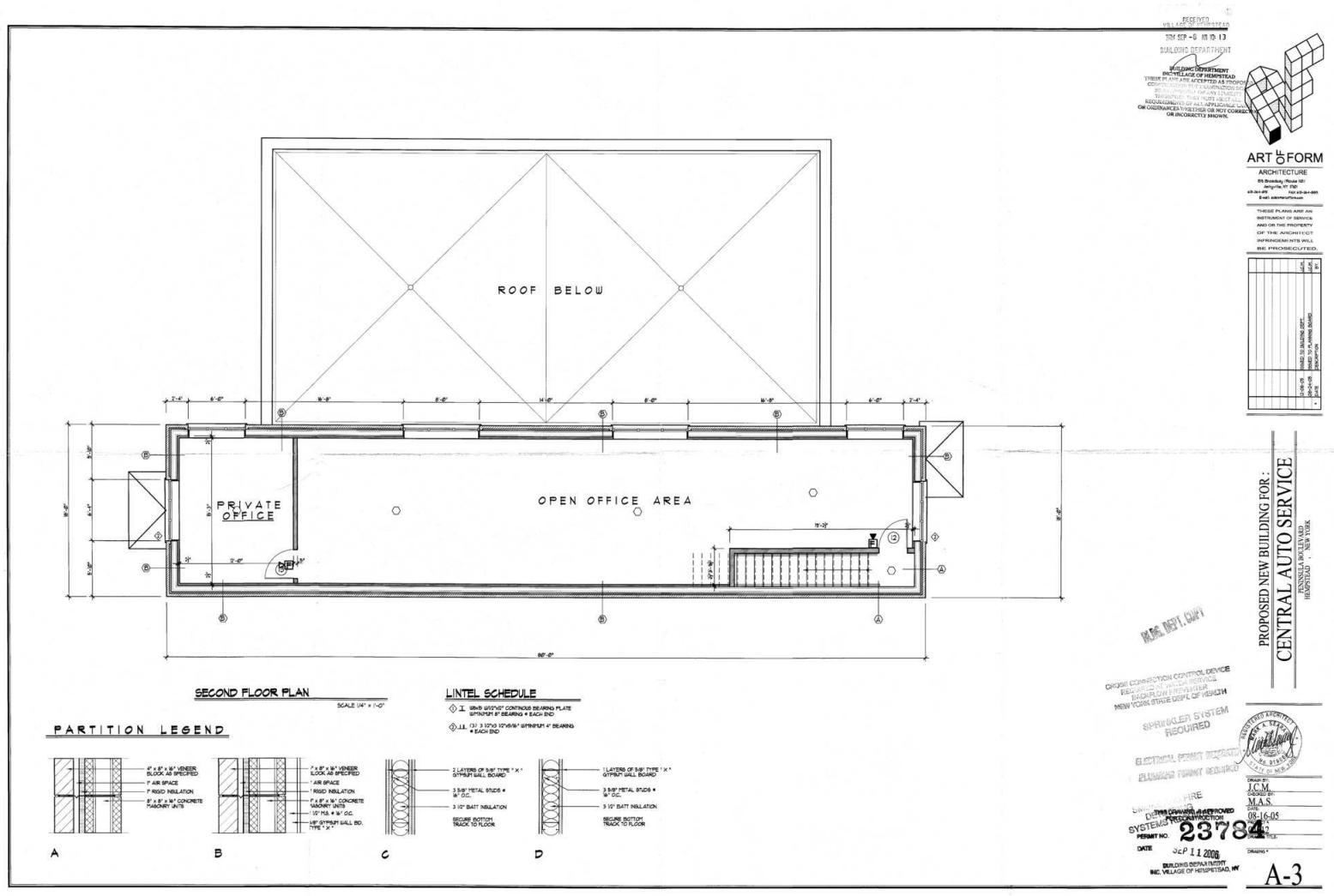
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SECOND FLOOR- FLOOR PLAN

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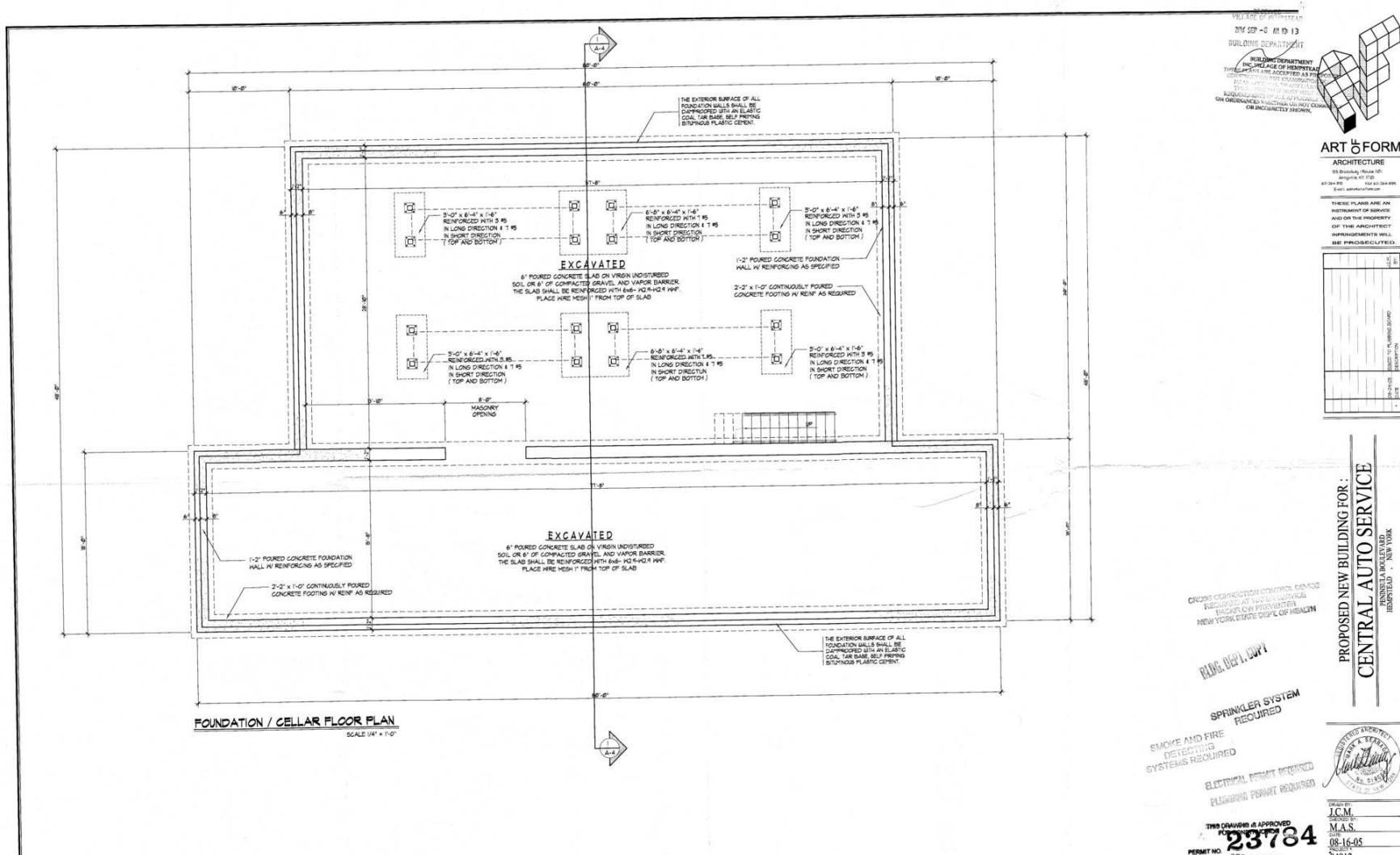
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BASEMENT- FLOOR PLAN

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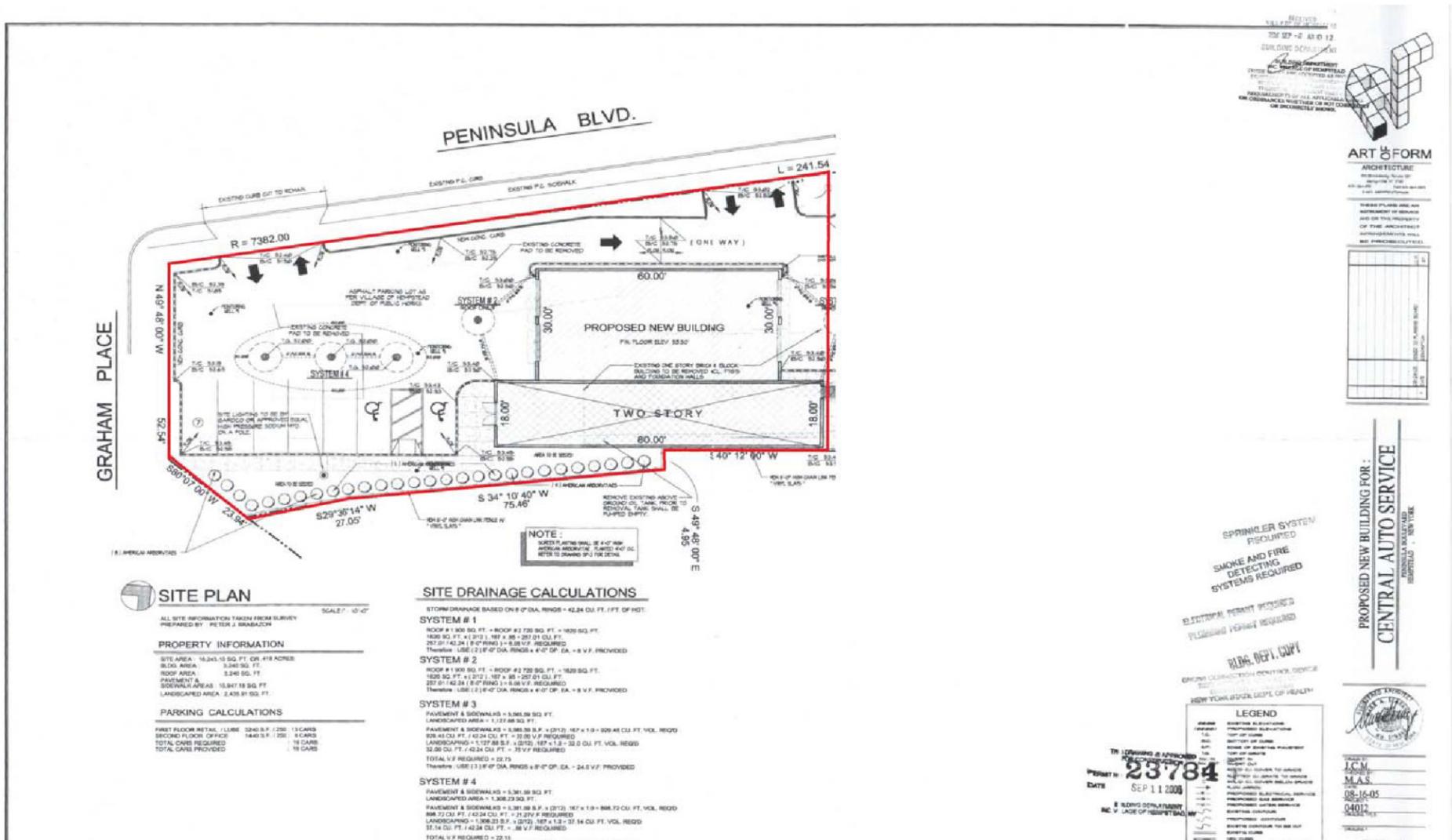
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PROPERTY SITE PLAN

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Commercial

Google



Peninsula Blvd

Mason St

W Graham Ave

W Graham Ave

Mason St

Mason St

655
659

55

59

56

60

193

170

182

202

198

192

194

90

17

21

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Maxar Technologies

DEMOGRAPHICS MAP & REPORT

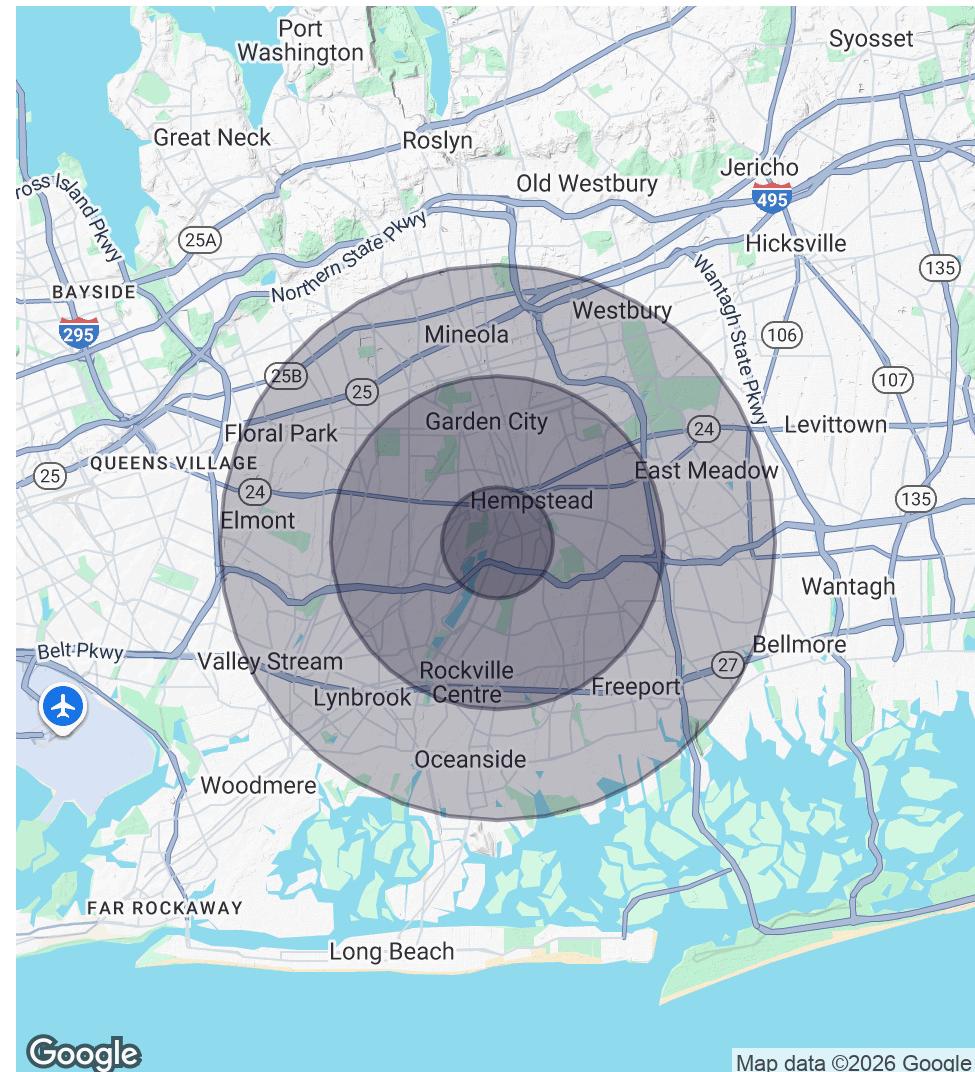
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 27,491 | 240,296 | 634,070 |
| Average Age | 39 | 40 | 42 |
| Average Age (Male) | 37 | 39 | 40 |
| Average Age (Female) | 40 | 41 | 43 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,727 | 69,661 | 198,143 |
| # of Persons per HH | 3.6 | 3.4 | 3.2 |
| Average HH Income | \$125,087 | \$162,505 | \$168,645 |
| Average House Value | \$548,455 | \$646,891 | \$679,286 |

Demographics data derived from AlphaMap



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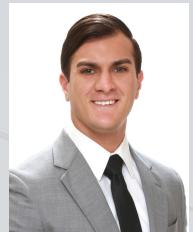
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550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com



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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
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