

OFFERING MEMORANDUM

693 Peninsula Blvd | Hempstead, New York 11550

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

693 Peninsula Blvd | Hempstead, New York 11550

Building Size:	4,460 SF	Lot Size:	0.23 Acres
Building Type:	Auto Service / Repair	Zoning:	BG
Year Built:	2006	Sale Price:	\$1,750,000

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
- CURRENT CERTIFICATE OF OCCUPNACY- RETAIL OF AUTO SERVICE

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

Sale Price

\$1,750,000

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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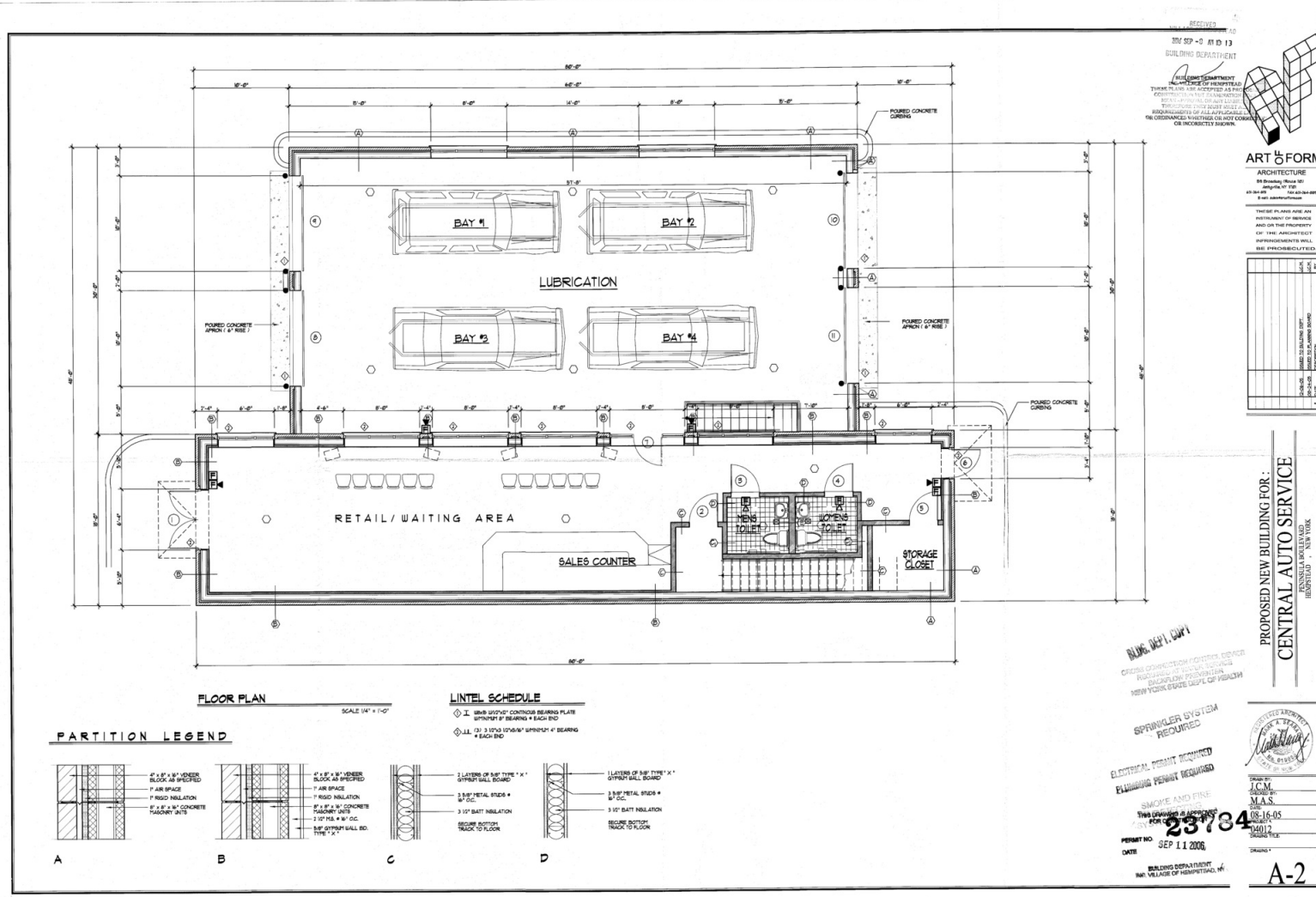
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FIRST FLOOR- FLOOR PLAN

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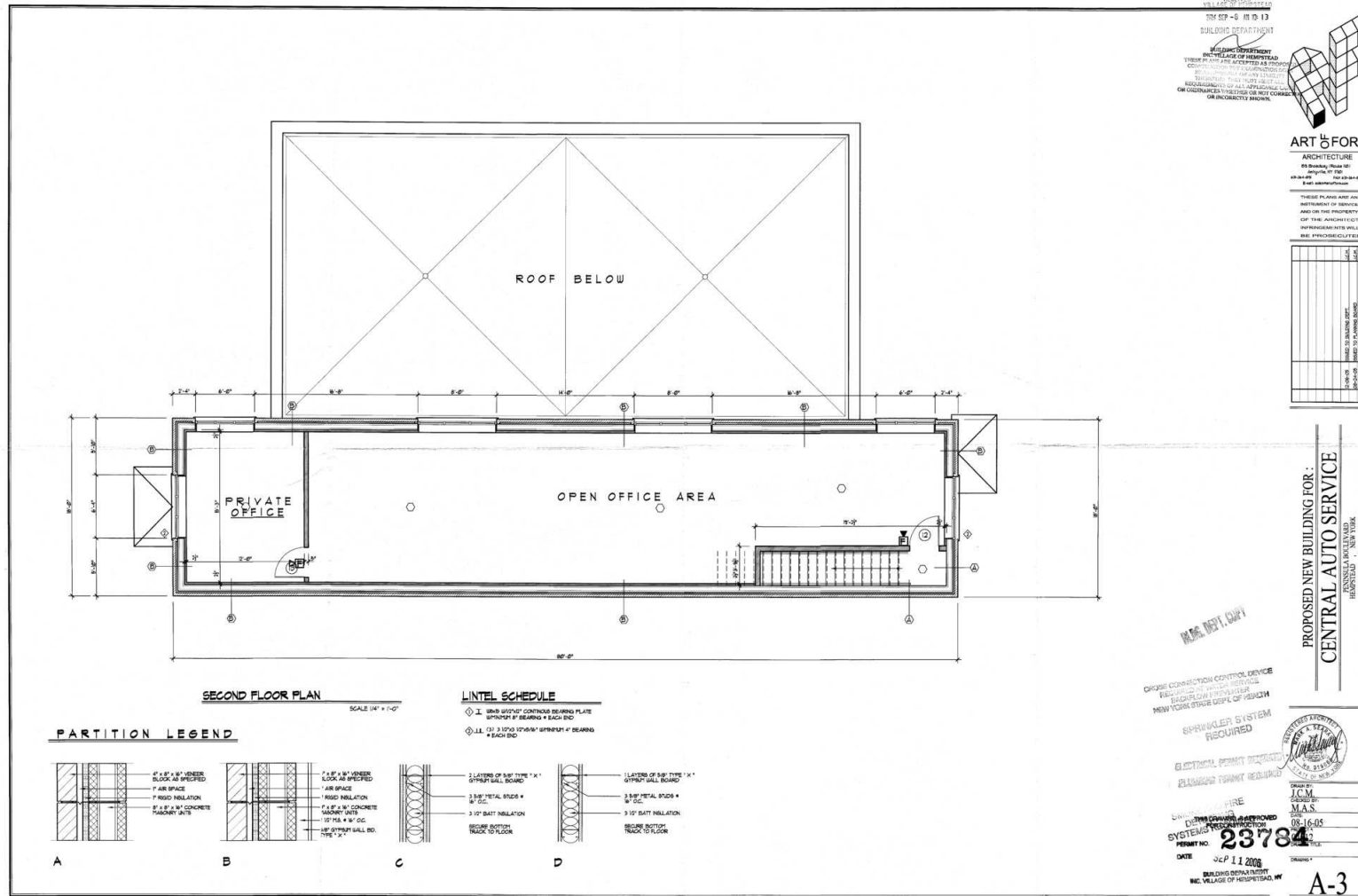
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SECOND FLOOR- FLOOR PLAN

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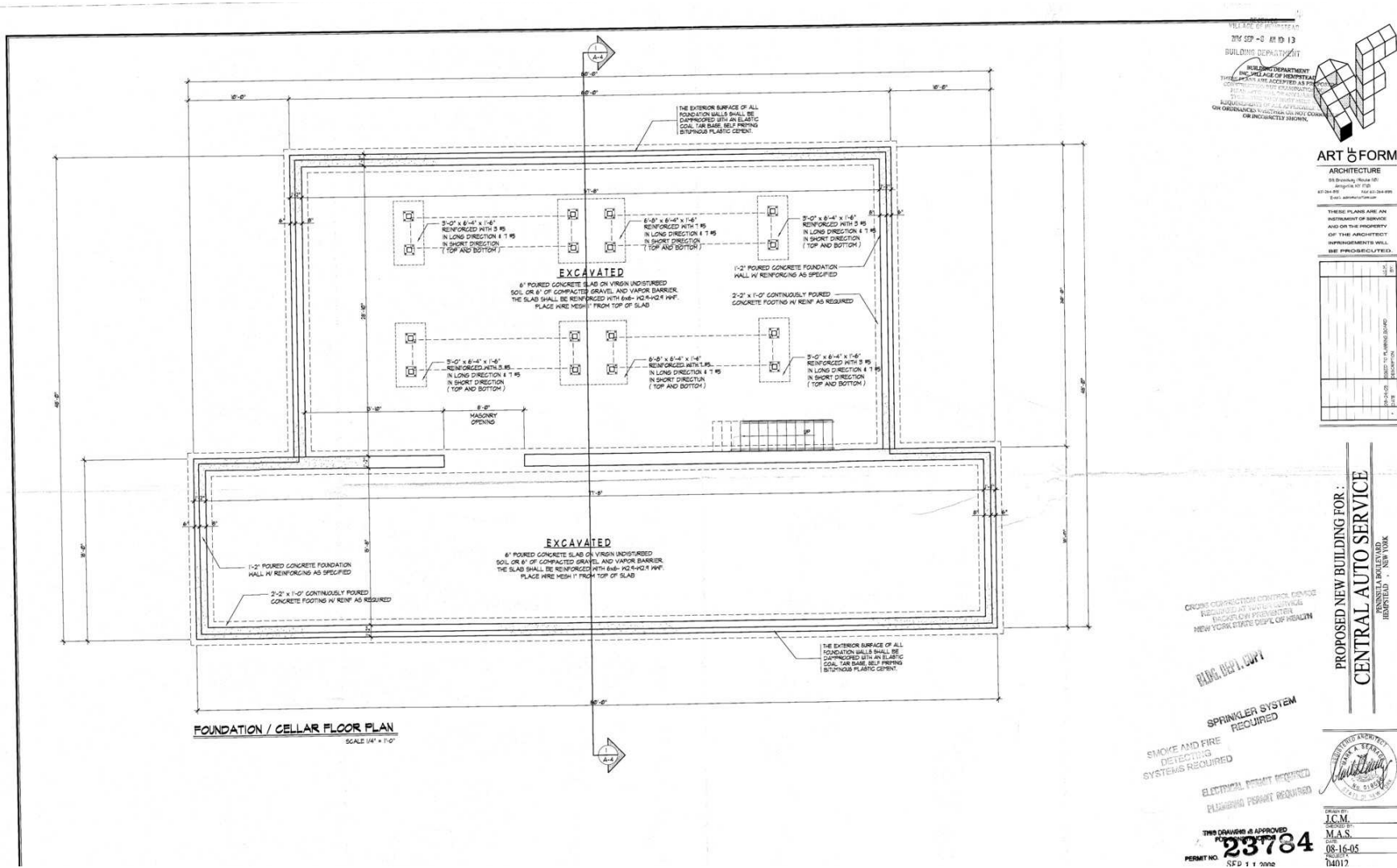
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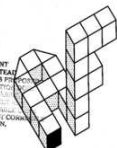
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BASEMENT- FLOOR PLAN

693 Peninsula Blvd | Hempstead, New York 11550



RELEASE OF PERMIT
2017 SEP -03 AT 10:13
BUILDINGS DEPARTMENT



ART OF FORM
ARCHITECTURE

55 Broadway, Suite 101
Brooklyn, NY 11201
312-364-8911 Fax: 312-364-8998
www.artofform.com

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ON THE PROPERTY OF THE ARCHITECT. IMPROVEMENTS WILL BE REPROFITABLE.

DATE	DESCRIPTION

CROWN CORRELATION CONTROL DEVICE
REQUIRED AT ALL EXCAVATIONS
ENGINEER OR PROFESSIONAL
NEW YORK STATE DEPT. OF HEALTH

BUILDING DEPT. 1.0071

SPRINKLER SYSTEM
REQUIRED

SMOKE AND FIRE
DETECTING
SYSTEMS REQUIRED

ELECTRICAL PERMIT REQUIRED

PLUMBING PERMIT REQUIRED

THIS DRAWING IS APPROVED
PERMIT NO. **23784**
SFD 11 2016

PROPOSED NEW BUILDING FOR:
CENTRAL AUTO SERVICE
PENINSULA BLDG. 604
HENPSTEAD, N.Y. 11550



ICM
M.A.S.
08-16-05
14012

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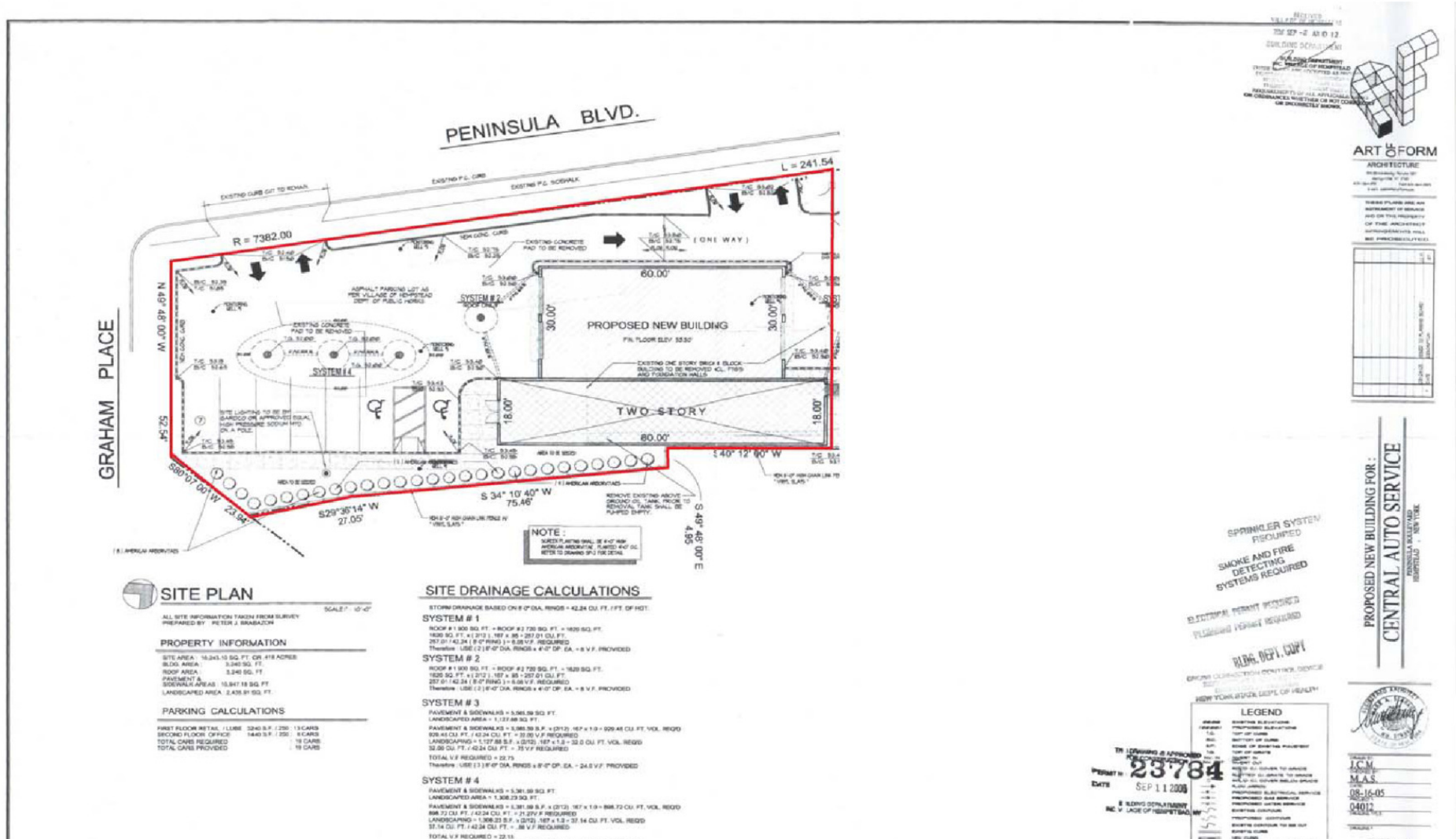
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PROPERTY SITE PLAN

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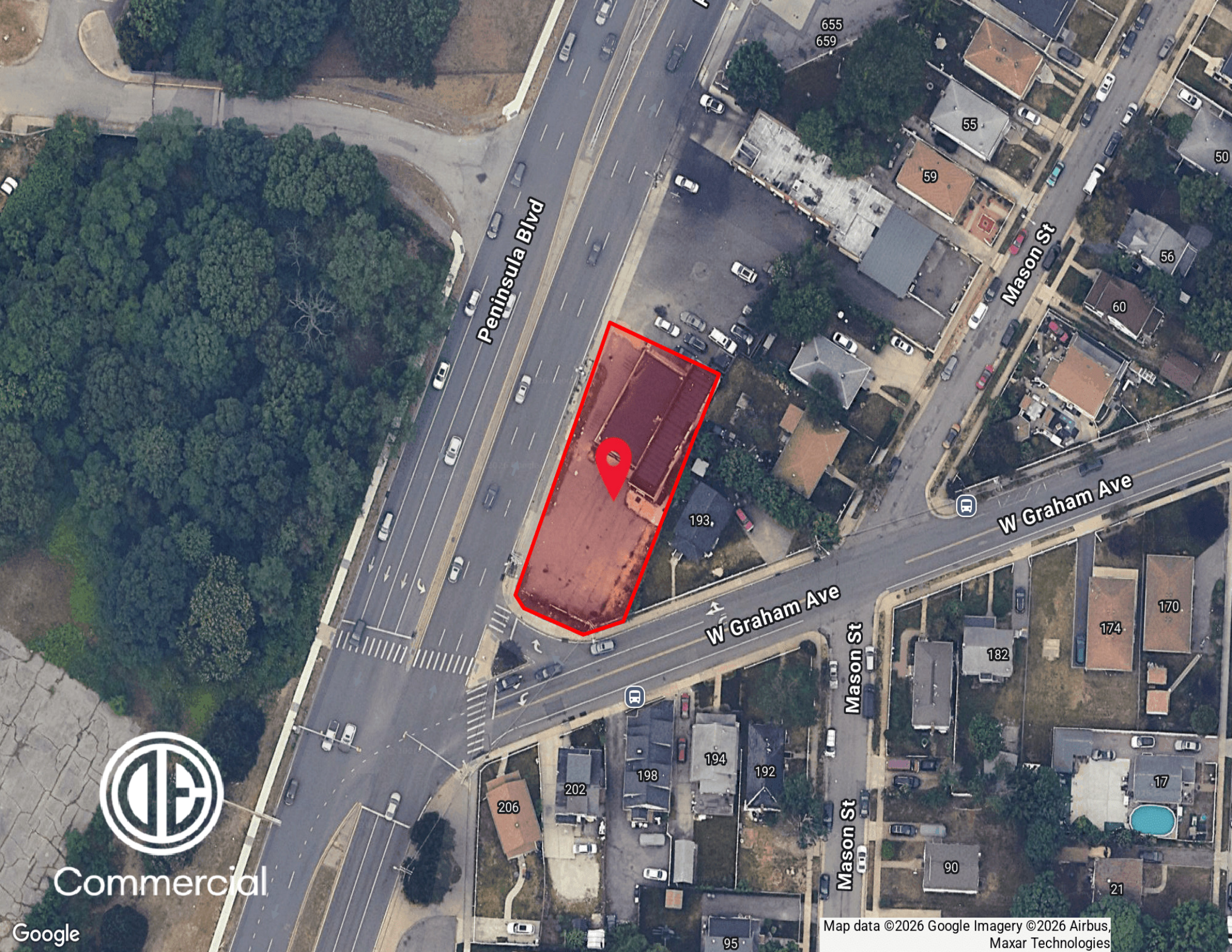
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Peninsula Blvd

Mason St

W Graham Ave

W Graham Ave

Mason St

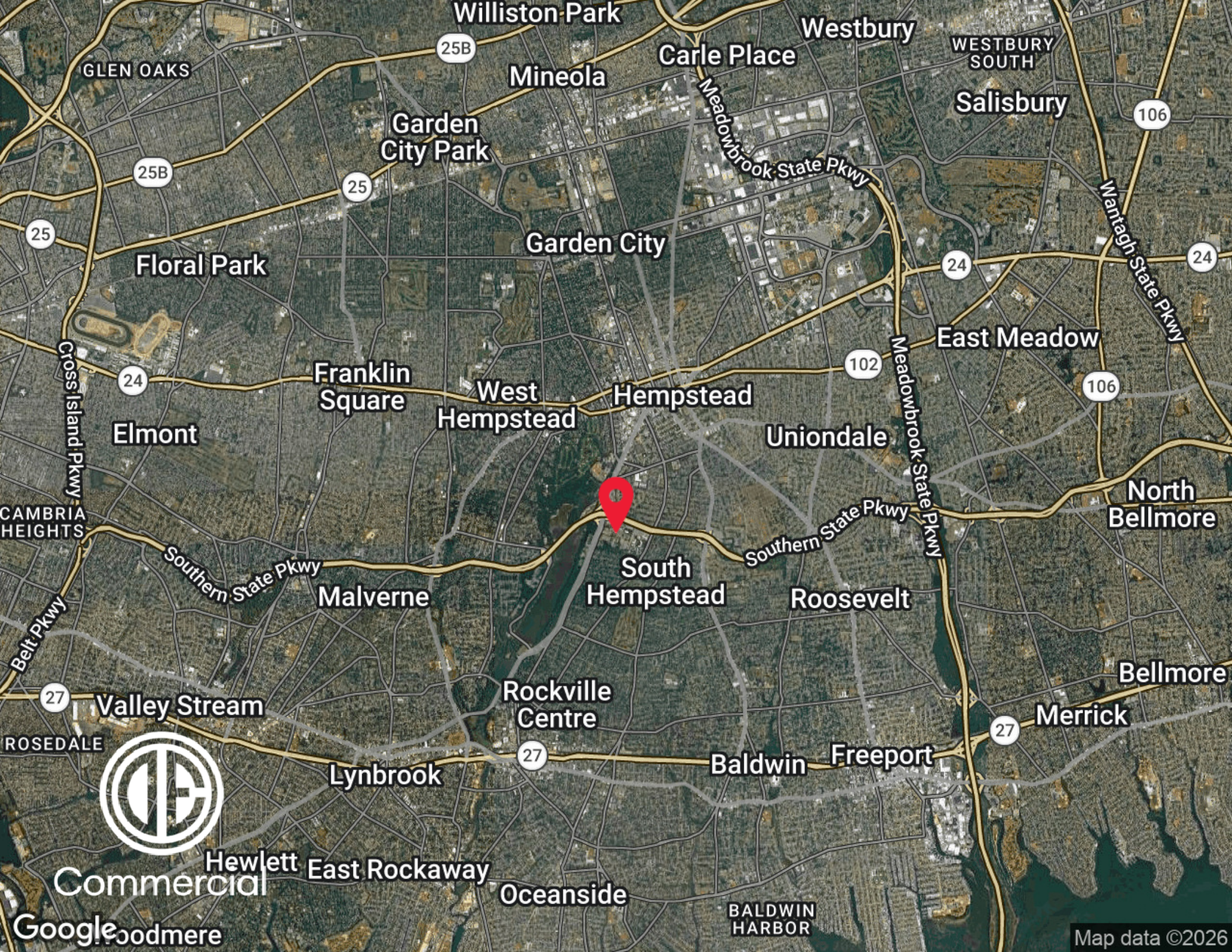
Mason St



Commercial

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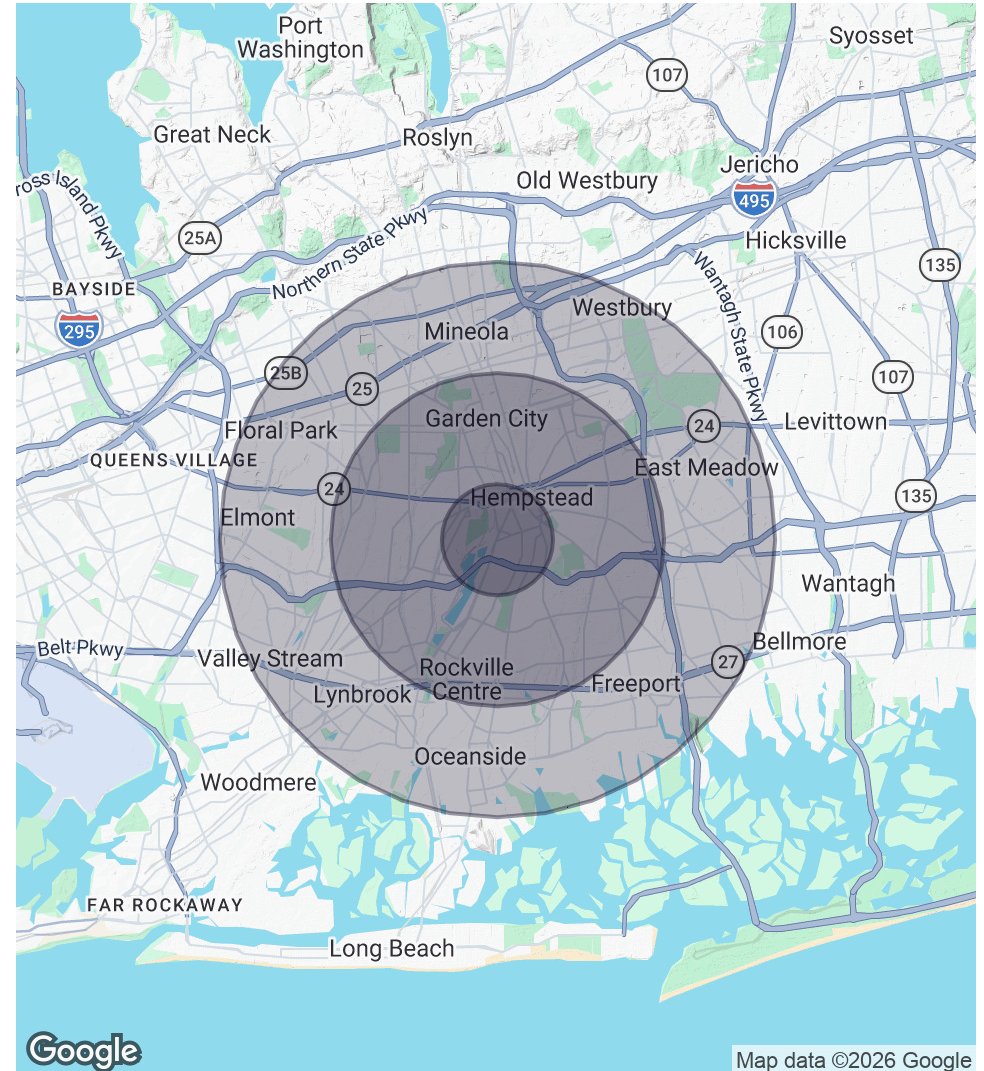
DEMOGRAPHICS MAP & REPORT

693 Peninsula Blvd | Hempstead, New York 11550

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

2020 American Community Survey (ACS)



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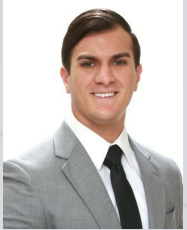
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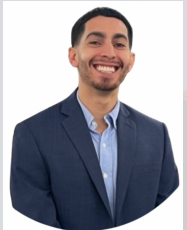


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 **Douglas Elliman**

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We Are Commercial Real Estate

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