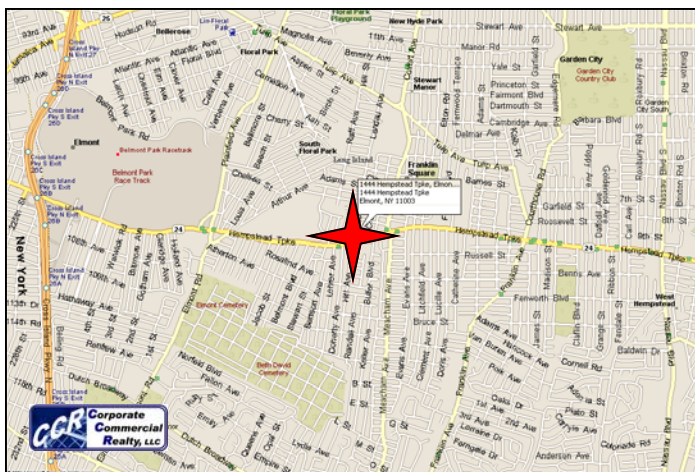




FOR SALE

INCOME PROPERTY
1444 Hempstead Turnpike
Elmont, NY 11003



- Listed at \$475,000
- Current CAP Rate: 5.2%
- .17 Acres
- Current Bldg: 4,333 SF
- Price/SF: \$109
- Taxes: \$32,063
- Tenanted with 4 year lease

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



INVESTMENT PROPERTY
1444 Hempstead Turnpike
Elmont, NY 11003

PROPERTY PHOTOS



PROPERTY SURVEY





INVESTMENT PROPERTY
 1444 Hempstead Turnpike
 Elmont, NY 11003

View: [\[Previous\]](#) [2007](#) [2008](#) **2009** [2010](#) [2011](#)

General Roll 2009			
Rate Code - Village Code	Assessed Value	Tax Rate per 100 of Assessed Value	Tax Dollar Amount (With Exemption)
376	3,912	298.685	\$11,684.5
376T	372	0	
Total General Taxes			\$11,684.5
Total General Tax Bill			\$11,684.5
1st Half Taxes			\$5,842.2
2nd Half Taxes			\$5,842.2

Taxes Without Adjustments (Exemptions, Abatements, Direct Assessments, Transitionals)			View Exemption Detail	View General Tax Bill Details
ASSESSED VALUE	Tax Rate per 100 of Assessed Value	General Tax	Savings Due to Exemptions \$0.00	
4,284	298.685	\$12,795.67		

School Roll 2008-2009			
	Assessed Value	Tax Rate per 100 of Assessed Value	Tax Dollar Amount (With Exemption)
Net School Tax	3,912	437.342	\$17,108.8
Net Library Tax	3,912	12.357	\$483.4
Net Recreation Tax			
Combined School Taxes			\$17,592.2
School Adjustments			Amount
Total School Taxes			\$17,592.2
1st Half Taxes			\$8,796.1
2nd Half Taxes			\$8,796.1

Taxes Without Adjustments (Exemptions, Abatements, Direct Assessments, Transitionals)			View Exemption Detail	View School Tax Bill Details
ASSESSED VALUE	Tax Rate per 100 of Assessed Value	School Tax	Savings Due to Exemptions \$0.00	
4,284	449.609	\$19,265.11		

Please contact your Receiver of Taxes for payment information.
 Town of Hempstead 538-1500, Town of North Hempstead 869-7630, Town of Oyster Bay 624-6400

Roll Year	2010-2011	Liber & Page (Deed#)	12214929
		Land Category	Commercial
Property Size Code	4	Land Title	Multiple Use Or Multi-Purpose
Property Class Code	480.04	Land Description	
Item Number	8934	Building Which Is Readily Adaptable For More Than One Use Or Purpose. Little Physical Change To Structure Is Required.	
NYS School Code	282016		
NYS SWIS Code	282089	Lot Grouping	
View Property Record Cards 1938-1985			

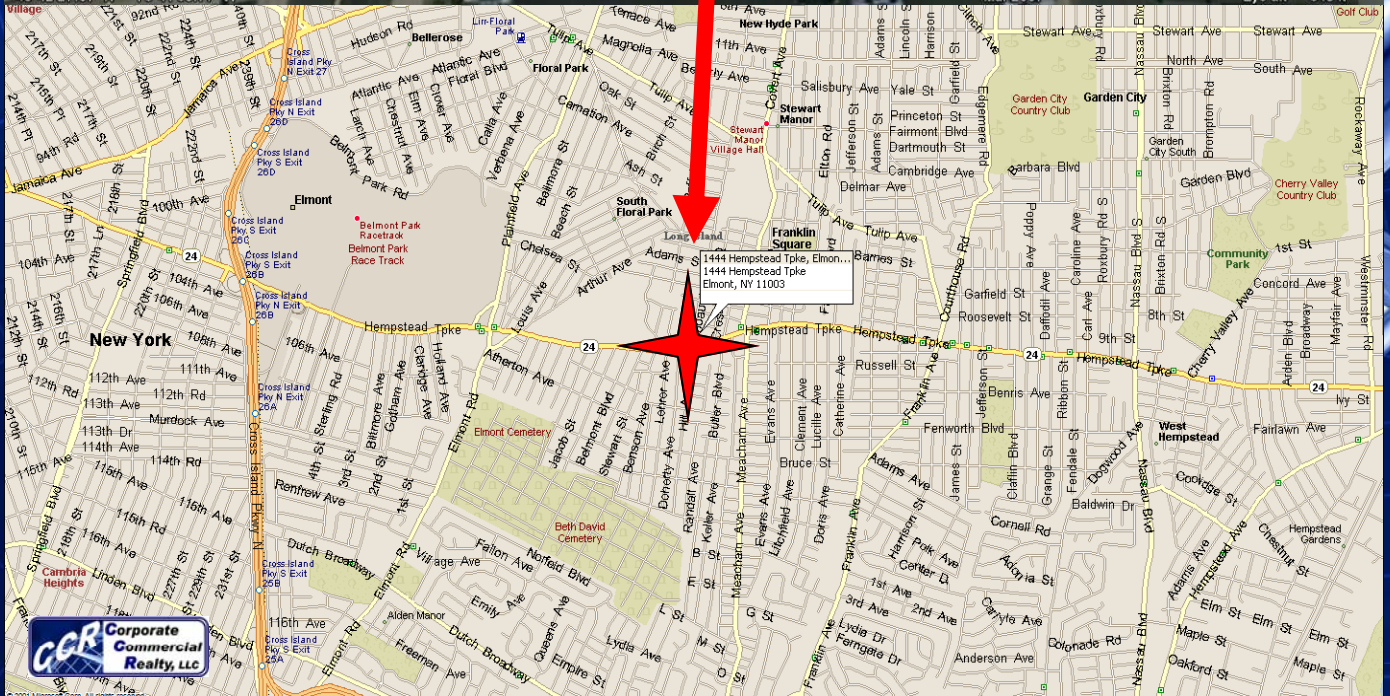
Tax Year	2011
Card	1
School District	ELMONT UFSD - 16
Acres	0.1563
Lot Frontage	45
Lot Depth	98
Lot Square Footage	6810
Land Code	PRIMARY SITE
Location	MAJOR STRIP
Year Built	1956

Building Detail									
BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1956	C	RETAIL SINGLE OCCUP	1688	1688	1	01-01	0	RETAIL STORE
1	1956	C	RETAIL SINGLE OCCUP	310	124	1	A1-A1	0	SUPPORT AREA
1	1956	C	RETAIL SINGLE OCCUP	985	985	1	01-01	0	MULTI USE SALES
1	1956	C	RETAIL SINGLE OCCUP	768	768	1	01-01	0	RETAIL STORE
1	1956	C	RETAIL SINGLE OCCUP	768	768	1	B1-B1	0	MULTI USE SALES



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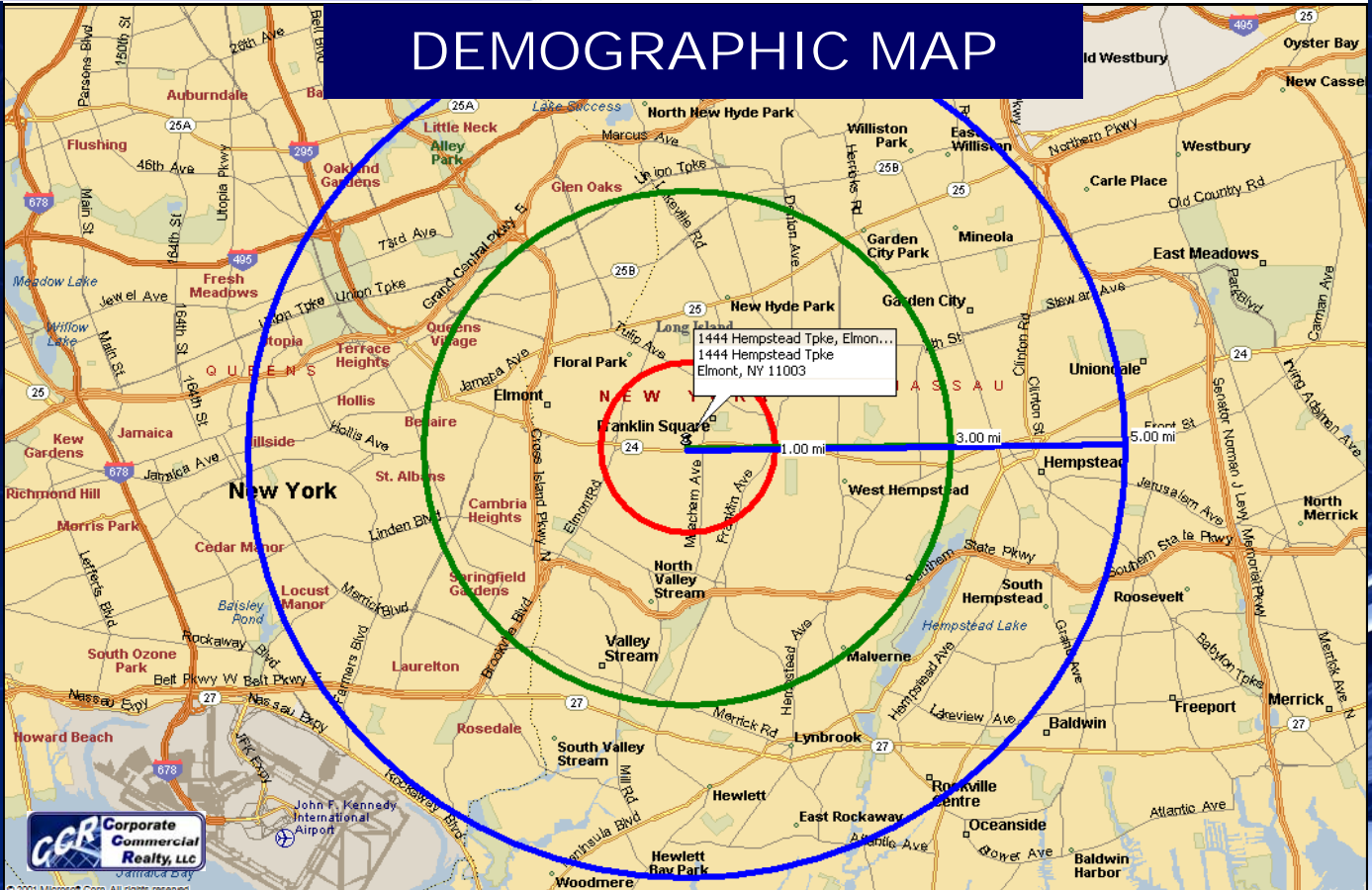
AERIAL PHOTO & MAP





INVESTMENT PROPERTY
 1444 Hempstead Turnpike
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DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	33,129	10,884	\$29,633	\$ 89,550
3 MILES	302,158	96,479	\$30,972	\$ 96,482
5 MILES	830,060	274,721	\$30,749	\$ 92,335

SAMPLE DRIVING DISTANCES

Belmont Racetrack	1.0 Miles
Jericho Turnpike (Rt 25)	1.5 Miles
Cross Island Parkway	1.7 Miles
Southern State Parkway	1.8 Miles
Grand Central Parkway	3.5 Miles
Long Island Expressway	4.1 Miles



CONTACT INFO



*Local Expertise ...
Global Reach*

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