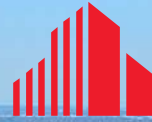


# 46 GREENWICH STREET

DOWNTOWN HEMPSTEAD, NY



CUSHMAN &  
WAKEFIELD

TURN-KEY RELIGIOUS FACILITY WITH PARKING

MIXED-USE DEVELOPMENT POTENTIAL



FOR MORE INFORMATION, PLEASE CONTACT:

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# TURN-KEY RELIGIOUS FACILITY WITH PARKING

## SIGNIFICANT MIXED-USE REDEVELOPMENT POTENTIAL

200' OF FRONTAGE ON GREENWICH STREET IN DOWNTOWN HEMPSTEAD



### 46 GREENWICH STREET, DOWNTOWN HEMPSTEAD NY

ASKING PRICE:

**\$1,900,000**

PRICE PER SF:

**\$155**

PRICE PER LOTSF:

**\$37**

**NEW TO MARKET**



#### PROPERTY INFORMATION

Property Address:	46 Greenwich Street
Village:	Hempstead
Town:	Hempstead
Section / Block / Lot:	34 / 357 / 5, 29
Building Sq. Ft.	12,278 - Includes 4,041 SF LL (Approx.)
Parking Spaces:	65+ lined spaces
Lot Size:	51,974 Sq. Ft. // 1.2 Acres
Lot Dimensions:	200' x 297' (Irregular Lot)
Zoning:	<a href="#">Click Here - 'Business - A' District</a>
	<a href="#">Click Here - Information on the Downtown Overlay Zone</a>
Property Taxes ('18):	\$148,063 (Includes Village Tax)

#### PROPERTY DESCRIPTION

**Cushman & Wakefield** has been retained on an exclusive basis to arrange for the sale of 46 Greenwich Street, Hempstead NY. The property was recently an operating funeral home which will be delivered vacant. The building is ideal for several different professional and religious uses.

The 12,278 sq. ft. building features a large chapel on the first floor with 30 pews and seating for up to 200 people. The building is two-stories with a finished basement. The property includes a garage with room for two cars, and 65+ lined parking spaces in the lot.

The property has substantial development potential as it's situated in the Downtown Overlay District of the Village of Hempstead. The lot offers a developer 200' of frontage and nearly 300' of depth making it ideal for many different types of mixed-use concepts. Properties located in this special district are provided with an expedited review of development proposals.

This property is ideal for many different types of owner-users, investors, and developers. Please inquire for additional information or a tour of the building.

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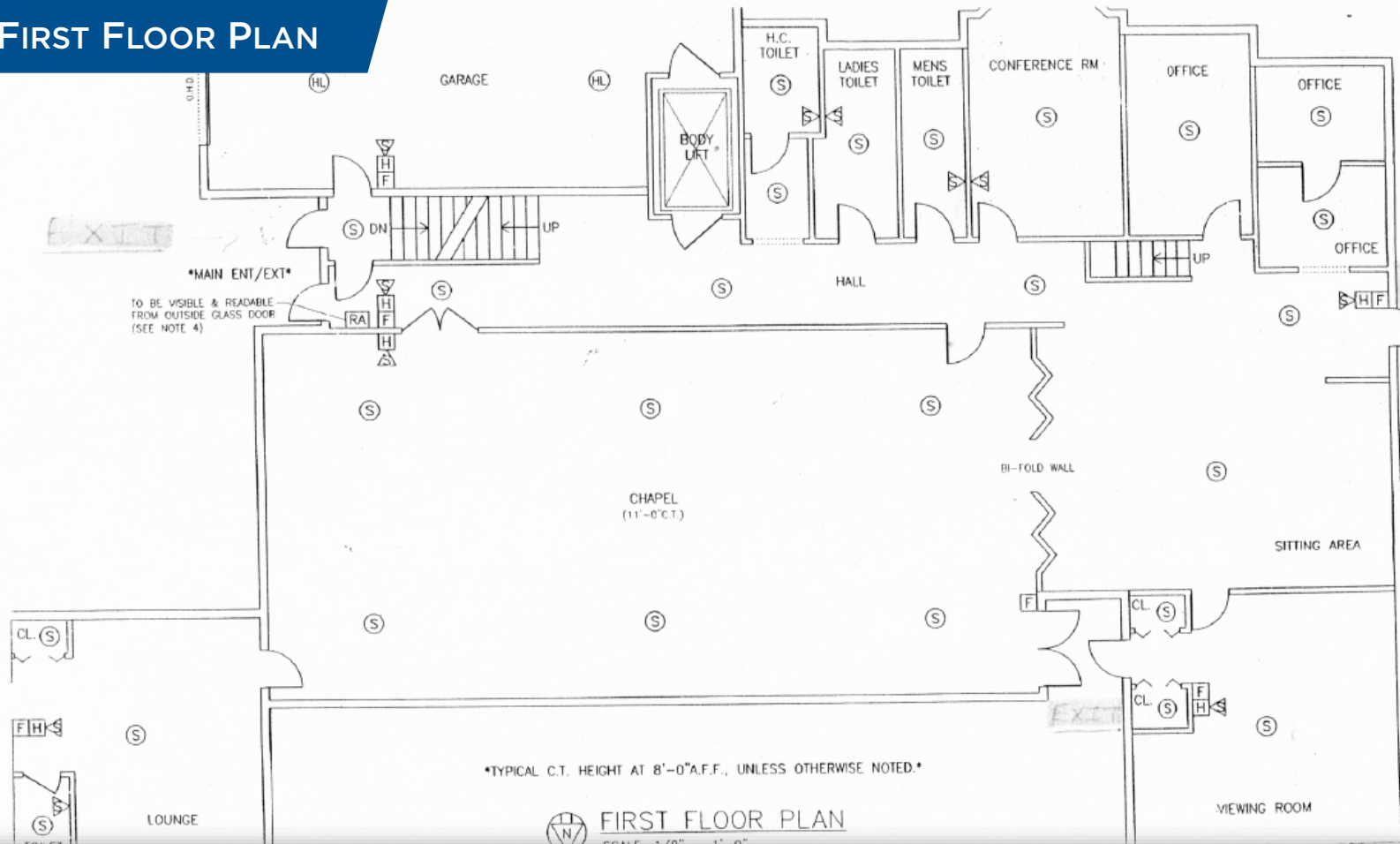
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**46 GREENWICH STREET, DOWNTOWN HEMPSTEAD NY**

**FIRST FLOOR PLAN**

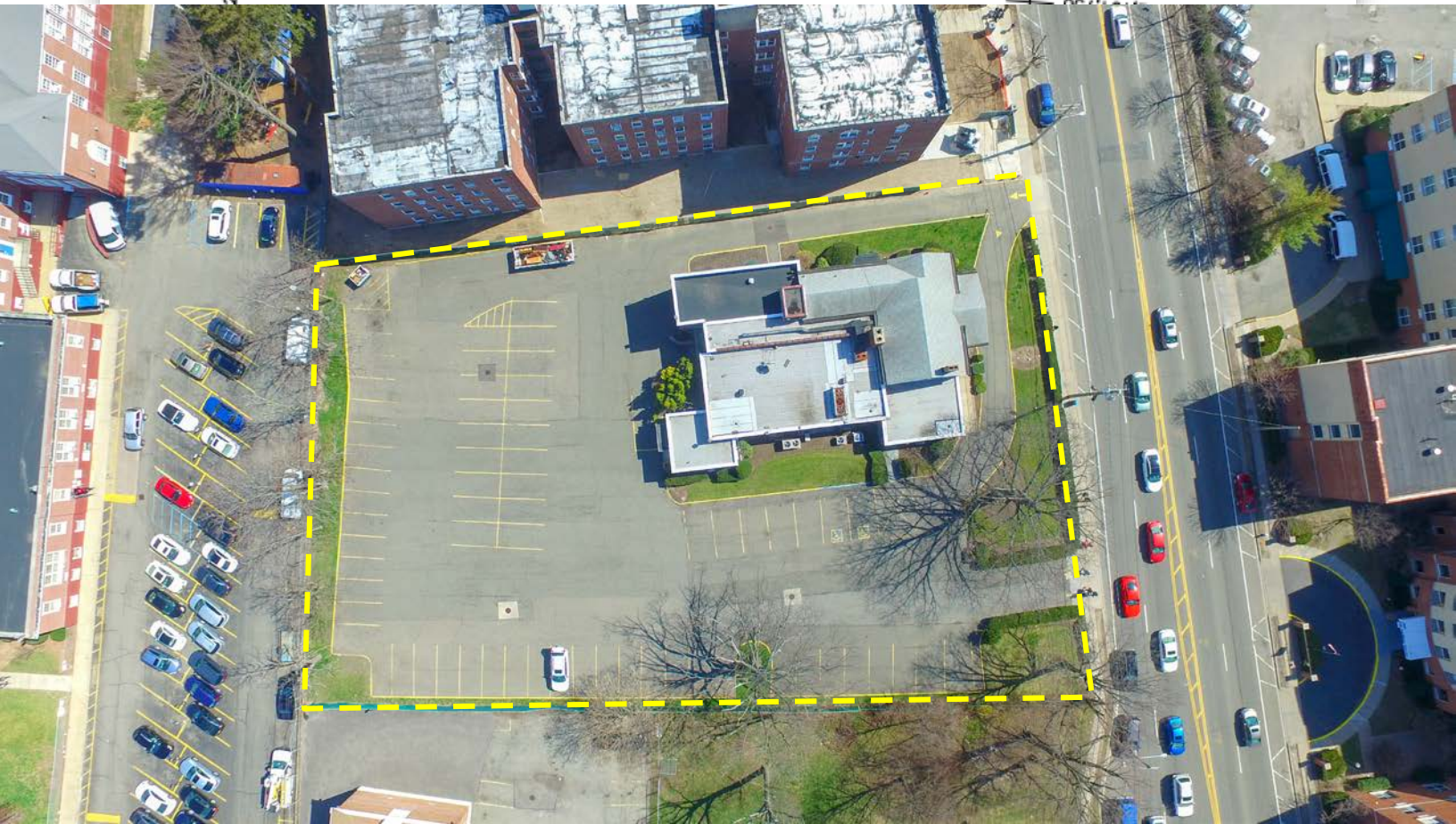
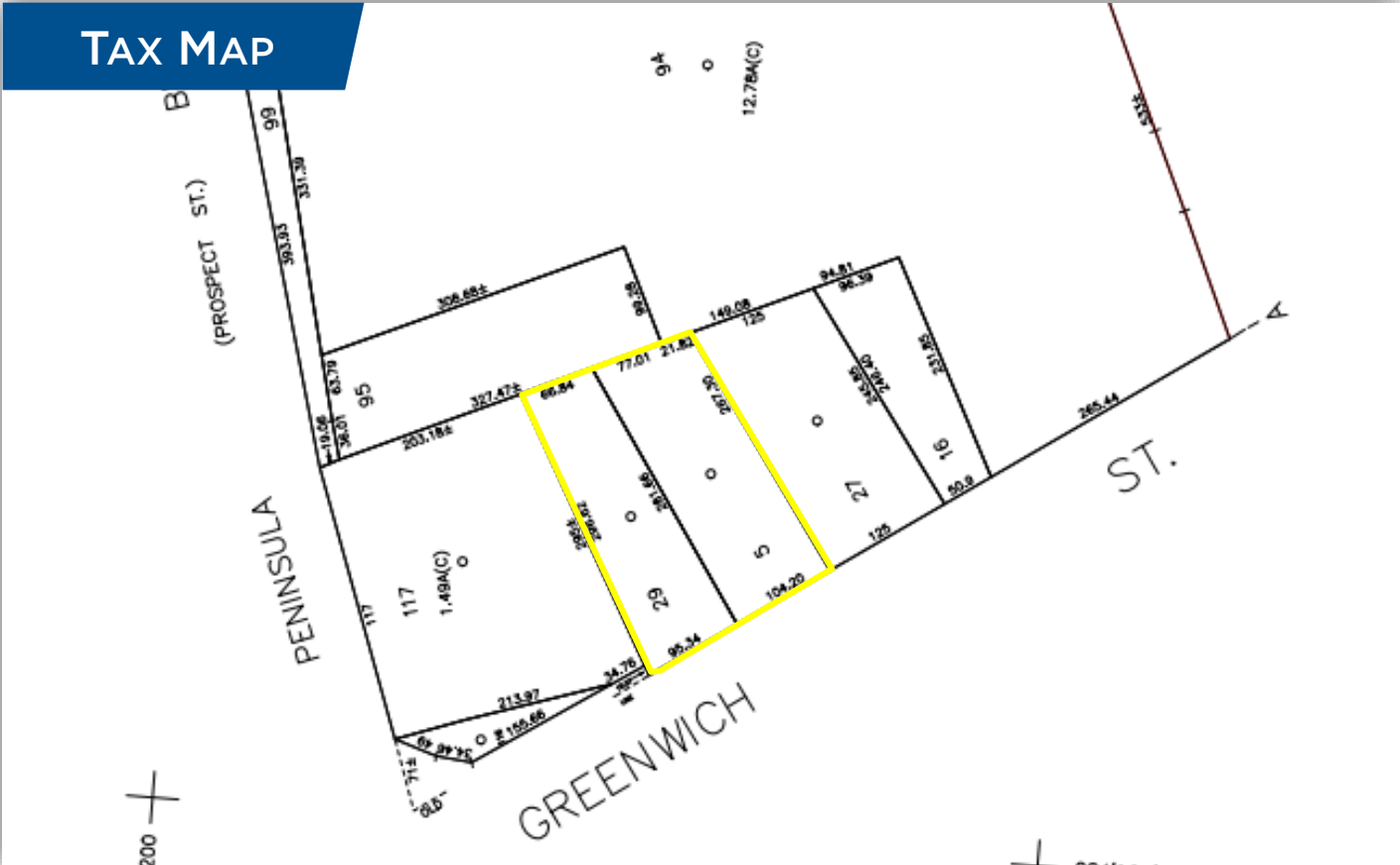


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46 GREENWICH STREET, DOWNTOWN HEMPSTEAD NY

TAX MAP



# TURN-KEY RELIGIOUS FACILITY WITH PARKING

## SIGNIFICANT MIXED-USE REDEVELOPMENT POTENTIAL

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46 GREENWICH STREET, DOWNTOWN HEMPSTEAD NY

## Downtown Hempstead Revitalization

The **Downtown Hempstead** marketplace is set to go through a large transition in the coming years. In December 2016, The Village of Hempstead broke ground on the first phase of a \$2.5 billion downtown redevelopment.

The planned redevelopment will span 32 acres and will include mixed-use apartments, restaurants, shops, a hotel, a movie theater, and parking. The project is projected to be completed in eight years. The project is projecting 5,000 permanent jobs, \$25 million in infrastructure grants, \$39 million in annual tax revenue, and \$1 billion in annual economic benefits. Pictured left is a map of the 32 acres to be redeveloped, and a rendering of the completed project.

This project has caught the eyes of many real estate investors over the past few years. Demand for lower risk investment products such as apartment buildings has risen with the neighborhood's increased interest.

The Village has created a "Downtown Overlay Zone" which has provided developers with an expedited planning and permitting process.

[For additional information please visit the Village of Hempstead Downtown Overview.](#)



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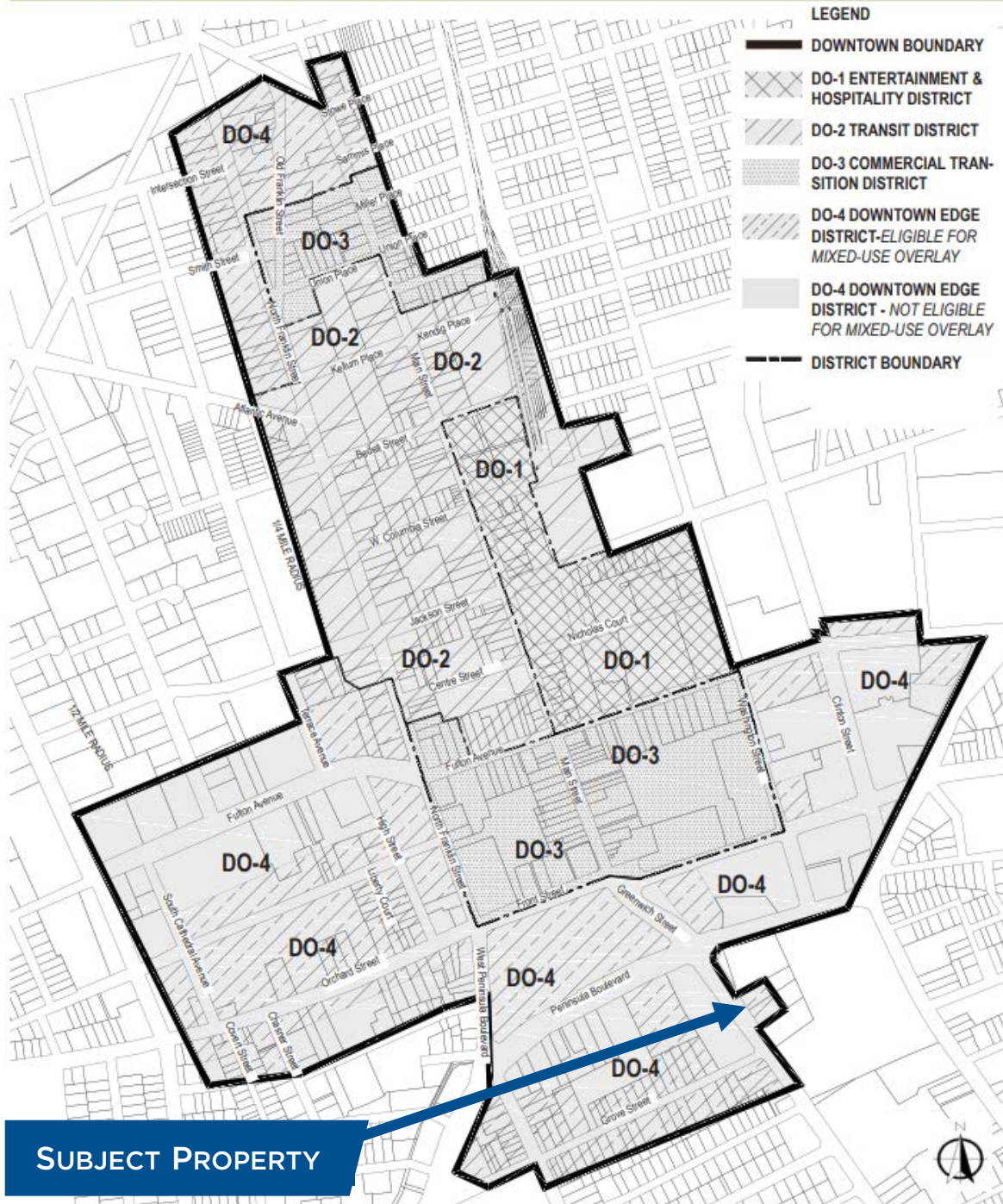
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### 46 GREENWICH STREET, DOWNTOWN HEMPSTEAD NY

#### *Downtown Hempstead Overlay Map*

FIGURE 207-1 DOWNTOWN OVERLAY ZONE MAP



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