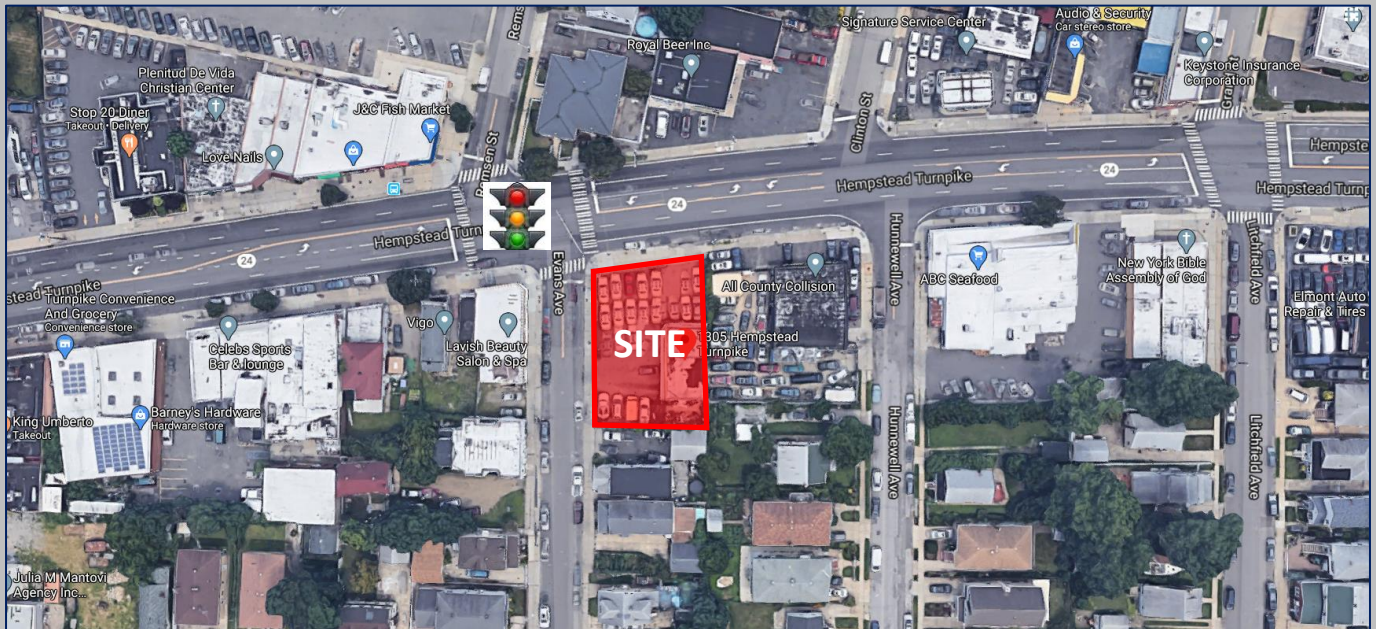




Island Associates Real Estate Inc.

We create value

# For Sale 1305 Hempstead Tpke. Elmont, NY



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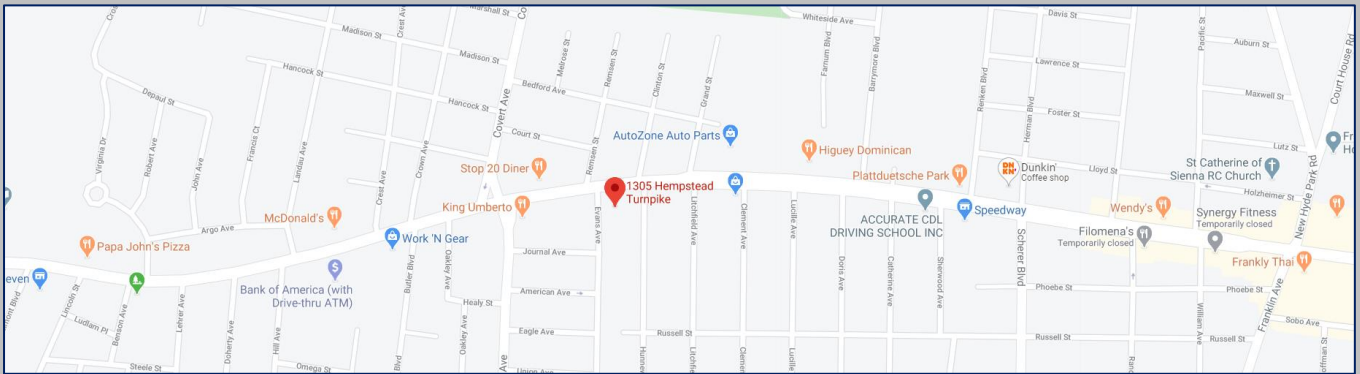
# Property Information

1,418 SF Building on .21 Acres

Price: \$799,000

Taxes: \$8,706

Demographics	1 Mile	3 Miles	5 Miles
Total Population	34,810	276,271	782,004
Median HH Income	\$104,693	\$112,271	\$98,873



- ❖ 14 Parking Spaces
- ❖ Signalized Corner Location
- ❖ +/- 70' Frontage on Hempstead Turnpike
- ❖ & +/-100' Frontage on Evans Ave.
- ❖ Traffic Counts of 31,452 Daily
- ❖ 2.5 Miles to Belmont Park
- ❖ 4 Min to Floral Park LIRR Station
- ❖ Zoned: THE-HB (Highway Business)