

PRIME LOCALE RETAIL
66 South Franklin Street,
Hempstead, NY, 11550

Formerly Occupied by 7-11 Franchise

- * Building in Mint Condition * 50,000 Daily Traffic
- * Lot Size: 13,791 SF * Building Size: 3,000 SF
- * Ideal: Fast food, Bank, Medical, Showroom, etc

THE WEINBERGER TEAM
SALES - LEASING - APPRAISALS



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71-15 Northern Blvd, Jackson Heights, NY, 11372 Work: 718-429-4400 eFax: 917-591-8000



Monthly Rent \$12,500 Triple Net (Tenant pays RE Taxes, insurance and CMA)

Video Tour: <https://youtu.be/dwgGMuG2Z9w> (Highlight link and right click to open)













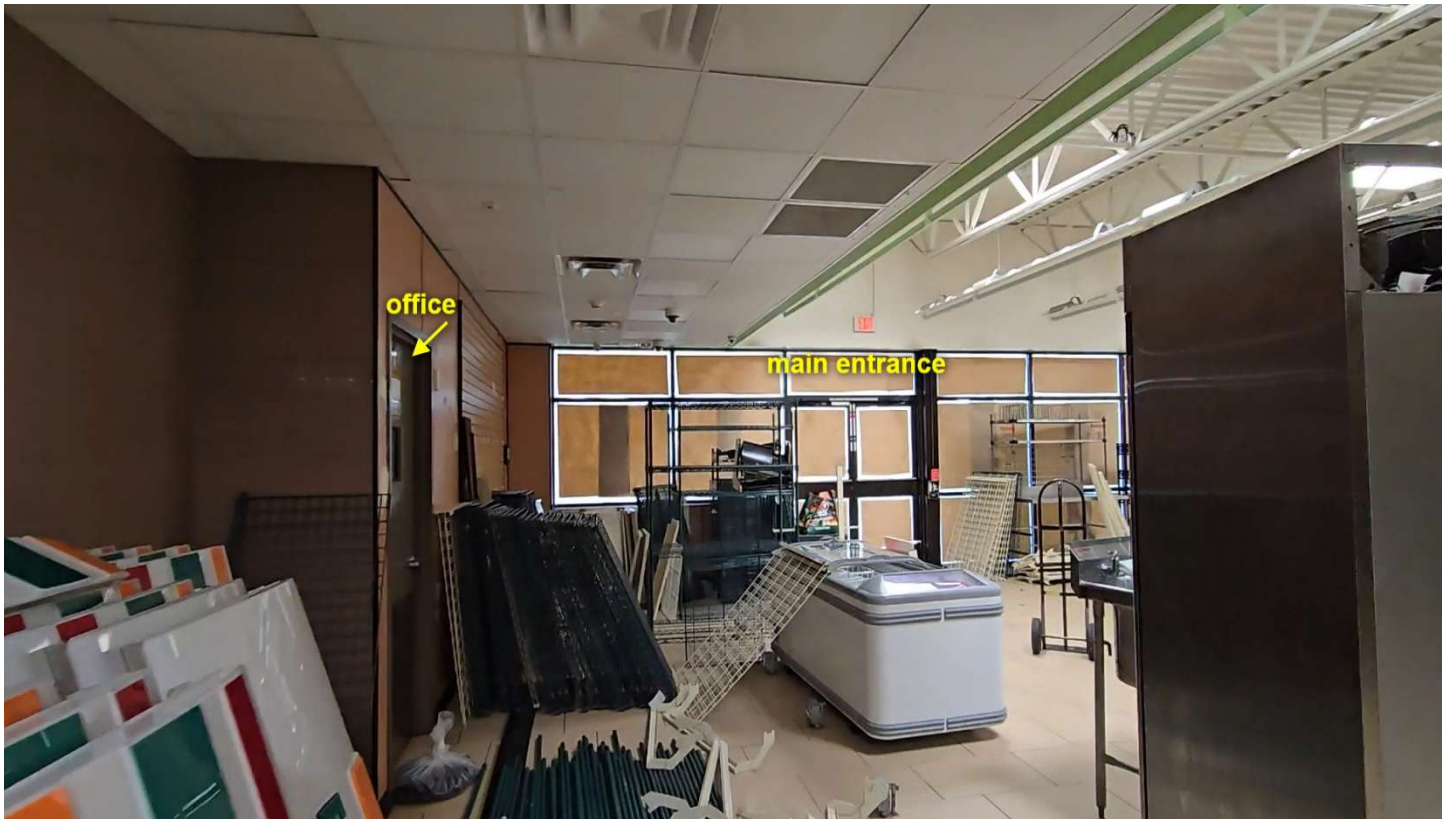
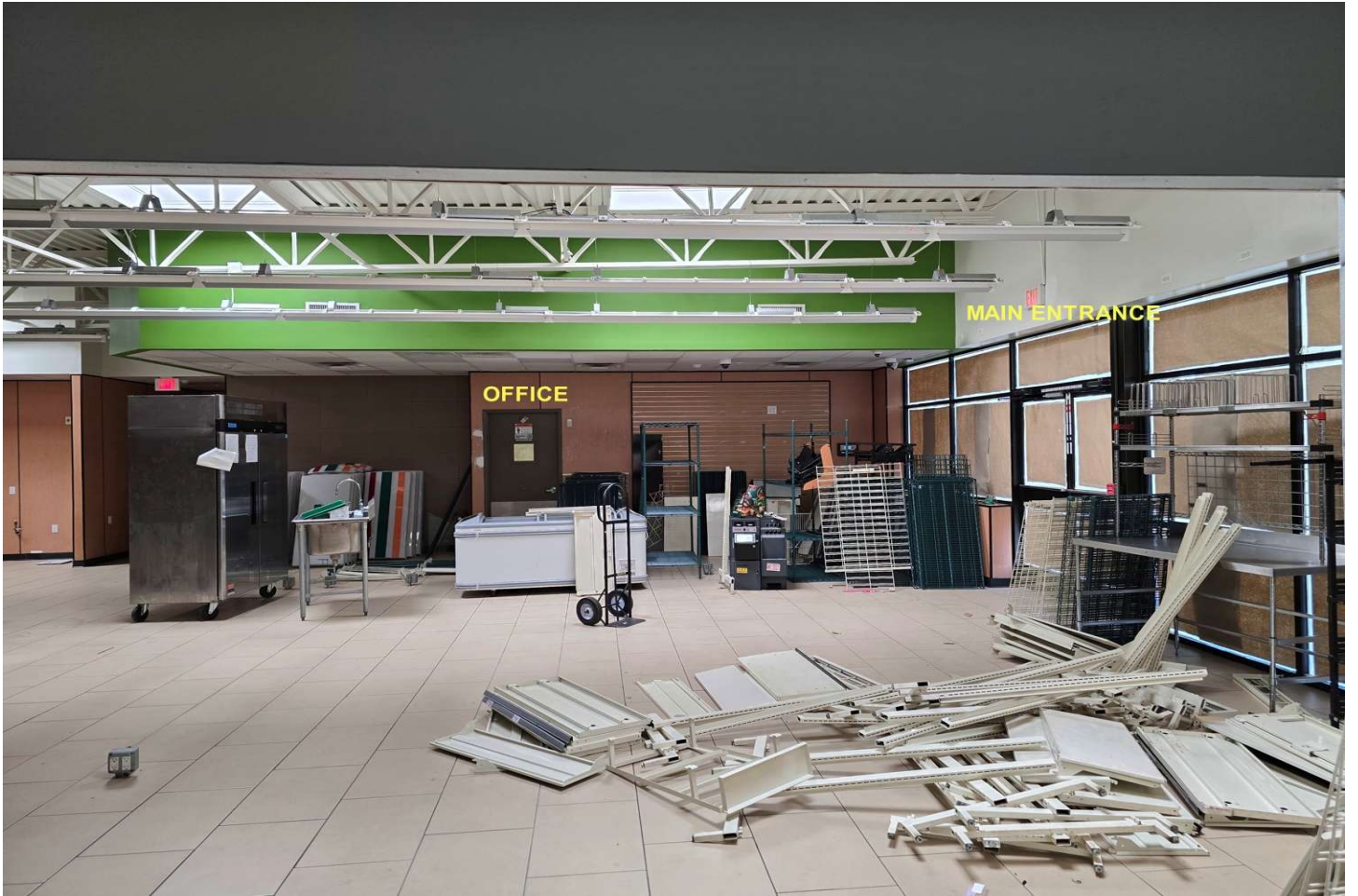


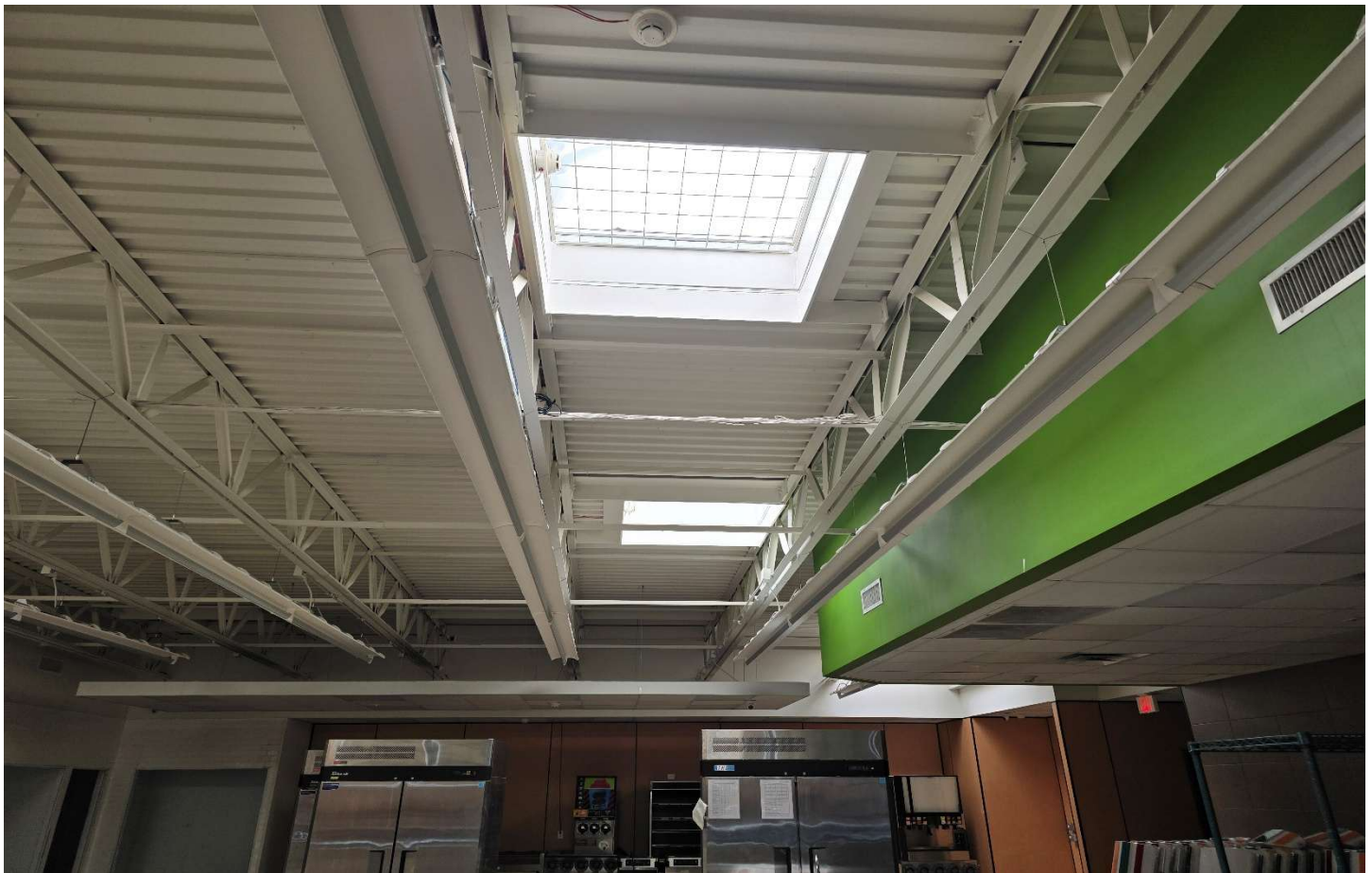


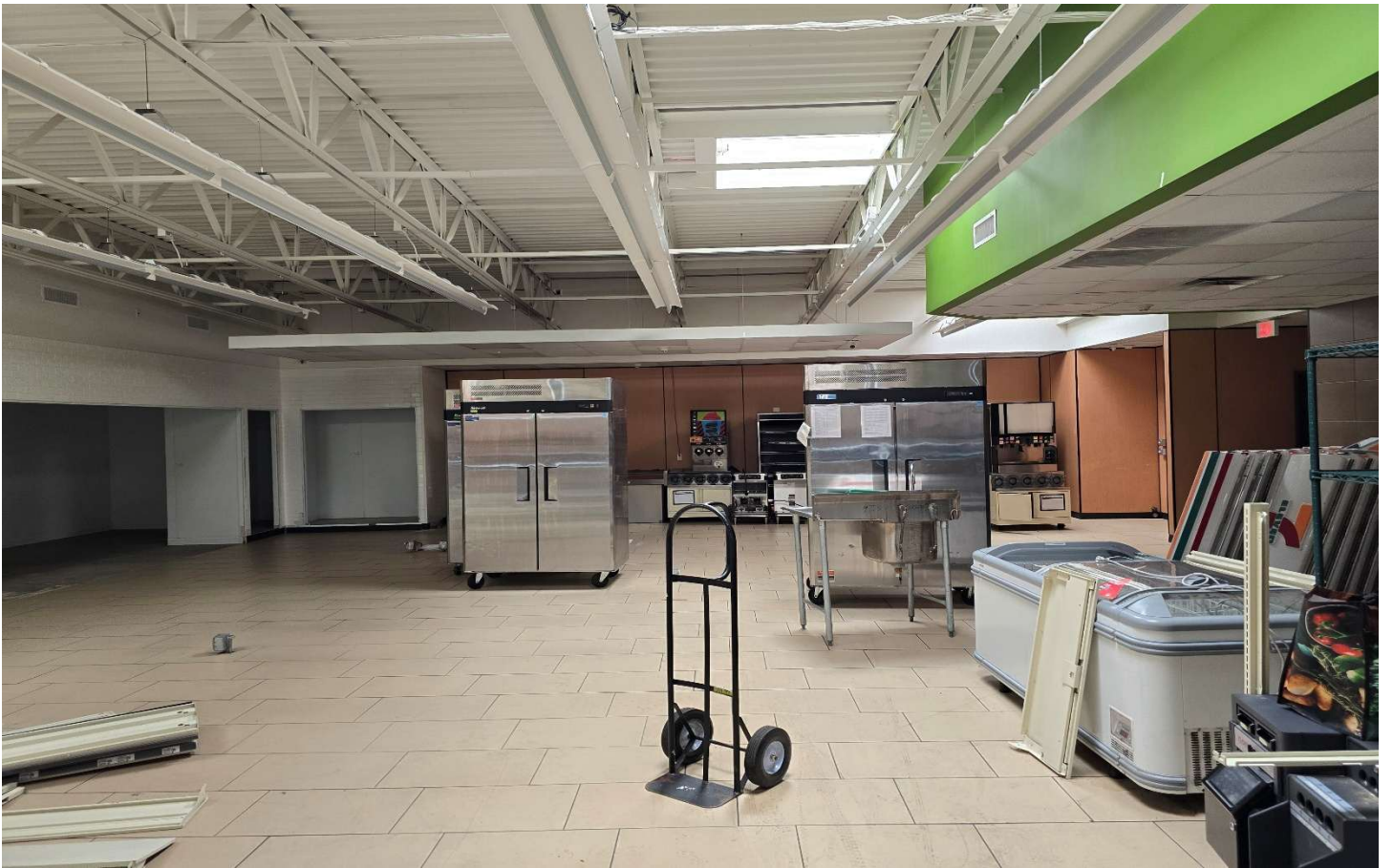












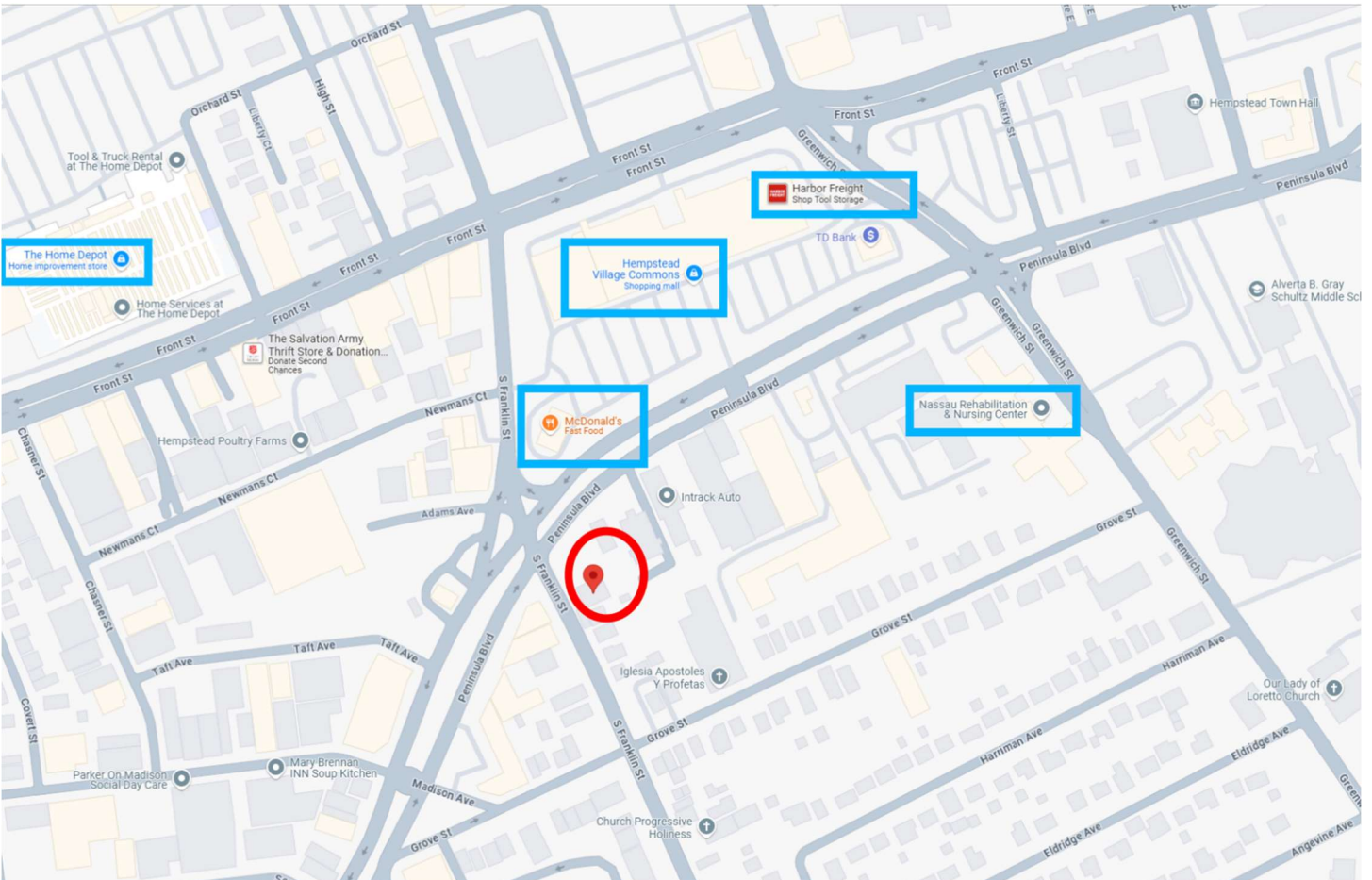
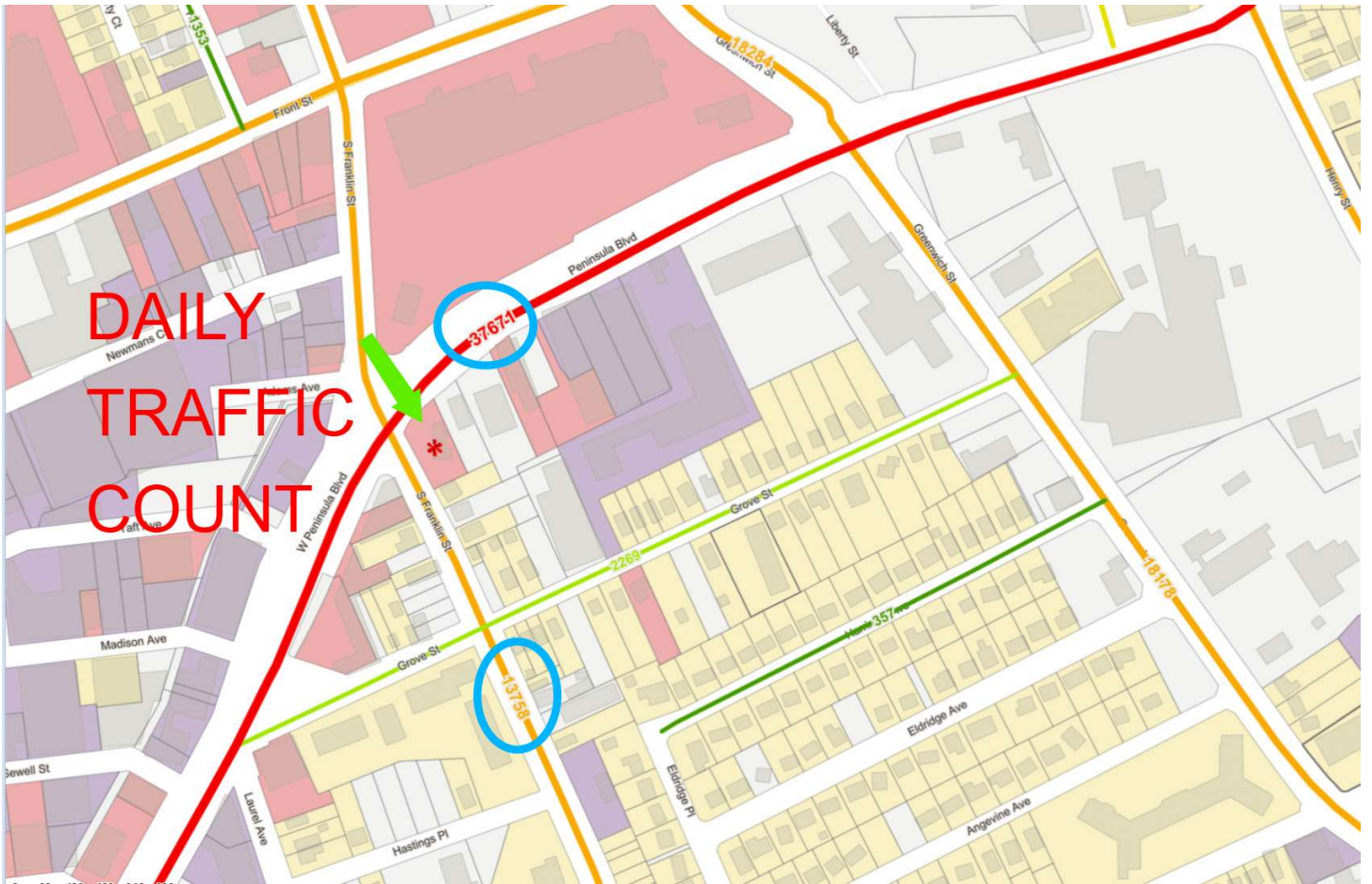












Tax Property 360 Property View

66 S Franklin Street, Hempstead, NY 11550-5609, Nassau County

Tax

Location Information

County:	Nassau	Municipality:	Hempstead
School District:	Hempstead	Zip Code Property:	11550
Census Tract:	407000	Carrier Route:	C031
Section:	34-358	Waterfront Influence:	SECONDARY BUS STRIP
Spatial Flood Zone Code:	X	Spatial Flood Panel:	36059C0210G
Spatial Flood Zone Date:	09/11/2009		

Tax Information

SWIS:	282013	Block:	358
Lot:	156	%	35
APN:	2013-34-358-00-0156-0	Improved:	
		Parcel ID:	34358 01560

Assessment & Taxes

Assessment Year	2023	2022	2021
Assessed Value - Total	\$5,159	\$5,159	\$5,159
Assessed Value - Land	\$3,379	\$3,379	\$3,379
Assessed Value - Improved	\$1,780	\$1,780	\$1,780
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$515,830	\$515,830	\$515,830
Market Value - Land	\$337,880	\$337,880	\$337,880
Market Value - Improved	\$177,950	\$177,950	\$177,950
Tax Year	2023	2022	2021
*Total Tax	\$24,809.21	\$27,136.45	\$41,493.22
Change (\$)	-\$2,327	-\$14,357	
Change (%)	-9%	-35%	

*Indicates amount includes exemptions and/or re-lievies

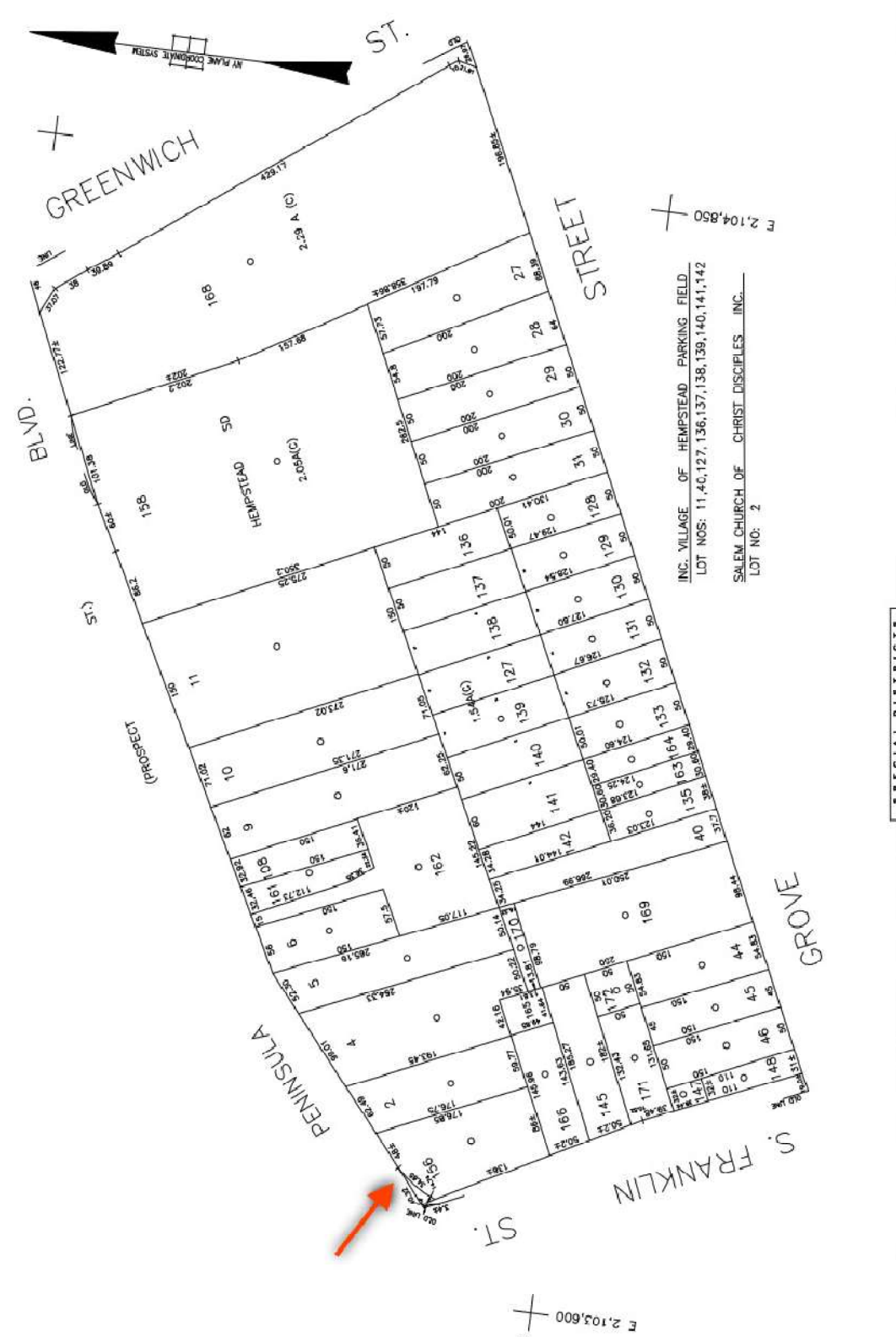
Jurisdiction	Tax Amount	Tax Type
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Characteristics

Land Use -CoreLogic:	Store Building	Lot Frontage:	102
Lot Depth:	136	Lot Acres:	0.317
Lot St Ft:	13,791	Lot Shape:	1
Building Sq Ft:	2,989	Building Width:	0
Building Depth:	0	Quality of Site:	001
Water:	PUBLIC	Sewer:	Public Service
Garage Capacity:	0	Year Built:	2016
Topography:	FLAT/LEVEL		

Building Description	Building Size
PAVING ASPHALT PARKING	9,500
CONCRETE BLOCK WALL	1,040
FENCE CHAIN LINK	1,560

80' 40' 0' 160'
SCALE: 1" = 80'



<p>NASSAU COUNTY Department of Assessment Charles O'Shea, Chairman Land & Tax Map Map Last Released: September 29, 2020</p> <p>SEC. 34 BLK. 358 SHEET 1 OF 1</p>											
<p>LEGEND</p> <p>COUNTY LINE VILLAGE LINE PROPERTY LINE STREET CENTERLINE STREET LIMIT TAX MAP PARCEL NO. CALCULATED ADDRESS SCALED DIMENSION APP. AREA APP. PER. MAP</p>											
<p>SPECIAL DISTRICTS</p> <p>Public Purposes</p>		<p>SPECIAL DISTRICTS</p> <p>Fire Protection</p> <p>Sanitary</p> <p>Police & Garage</p> <p>Refuse Disposal</p> <p>Town of Hempstead Sewerage Collection</p>		<p>SPECIAL DISTRICTS</p> <p>Public Purposes</p> <p>Police</p> <p>Fire Protection</p> <p>Sanitary</p> <p>Police & Garage</p> <p>Refuse Disposal</p> <p>Town of Hempstead Sewerage Collection</p>		<p>MUNICIPALITIES</p> <p>Hempstead North Hempstead City of Great Neck United States of America Municipality of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead Town of Hempstead</p>		<p>CODES</p> <p>SPECIAL WITHIN</p>		<p>CODES</p> <p>SPECIAL WITHIN</p>	

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Address: 66 SOUTH FRANKLIN ST. HEMPSTEAD, 11550
 Village: Incorporated Village of Hempstead -
 School: Hempstead - 1
 Town: Hempstead

For translation services of all documents, please contact LanguageLine Solutions at 1-800-752-6096 / www.languageonline.com

Section: 34 Block: 358 Lot: 156
 Condo: Unit:

Values	General and School Taxes	Open and Paid Taxes Info	Property Description	Recent Sales	My Nassau Info	Tax Class 1 Res Prognose (2021 Only)
Values Used for This Class 4 Property						
Fair Market Values	\$515,830	\$515,830	\$515,830	\$515,830	\$515,830	\$515,830
Level of Assessment (% of Market Value)	1%	1%	1%	1%	1%	1%
Final Assessed/ Tentative Assessed Value	5159	5159	5159	5159	5159	5159
*Transitional Assessed / Tentative Transitional Assessed Value	5159	5127	5096	5064	5064	5064
Tax Roll Status	Tentative as of 1/2/24	Final as of 4/1/24	Final as of 4/3/23	Final as of 4/1/22		
Taxable Status Date	January 2, 2024	January 1, 2023	January 3, 2022	January 1, 2021		
*Indicated Value may include Transitional Assessed value. The assessed value for Class II and Class IV properties (excluding new construction and renovations) will be phased in by equal amounts over a five year period.						
View Appeals Process	ARC	SCAR	CERTIORARI			

[View Value Changes To Current, Prior or Tentative Assessment Roll](#)

Addition and Out-Building Structures

Card	Line	Area	Code	Description
1	1	0	SS1	SPRINKLER SYS WET
1	1	9500	PA1	PAVING ASP
1	2	1040	CBW	CB WALL
1	3	1560	WA1	FENCE CHLK