

MIXED USE PROPERTY FOR SALE

**433 ATLANTIC AVENUE
OCEANSIDE, NY 11572**

PROPERTY HIGHLIGHTS



- CORNER LOT
- 28,000+ VEHICLES PER DAY
- TWO 2-FAMILY HOMES
- ONE COMMERCIAL GARAGE/YARD
- THREE WAY TRAFFIC LIGHT INTERSECTION
- REDEVELOPMENT POTENTIAL
- INVESTOR/END USER
- 150 + FEET OF FRONTAGE
- 0.4 MILES TO EAST ROCKAWAY LIRR
- DRIVE IN BAY
- 4 CURB CUTS
- NEIGHBORING NATIONAL RETAILERS

PROPERTY OVERVIEW

433 ATLANTIC AVENUE, OCEANSIDE

PROPERTY INFORMATION

Section - 43

Block - 379

Lot - 47

BUILDING INFORMATION

Building Sq. Ft. - 6,886

Year Built - 1935

Lot Size - .47 Acres

Tenancy - 4 Residential

Tenancy - 1 Commercial

ZONING INFORMATION

Municipality - Hempstead

Zoning - Business & Residence B

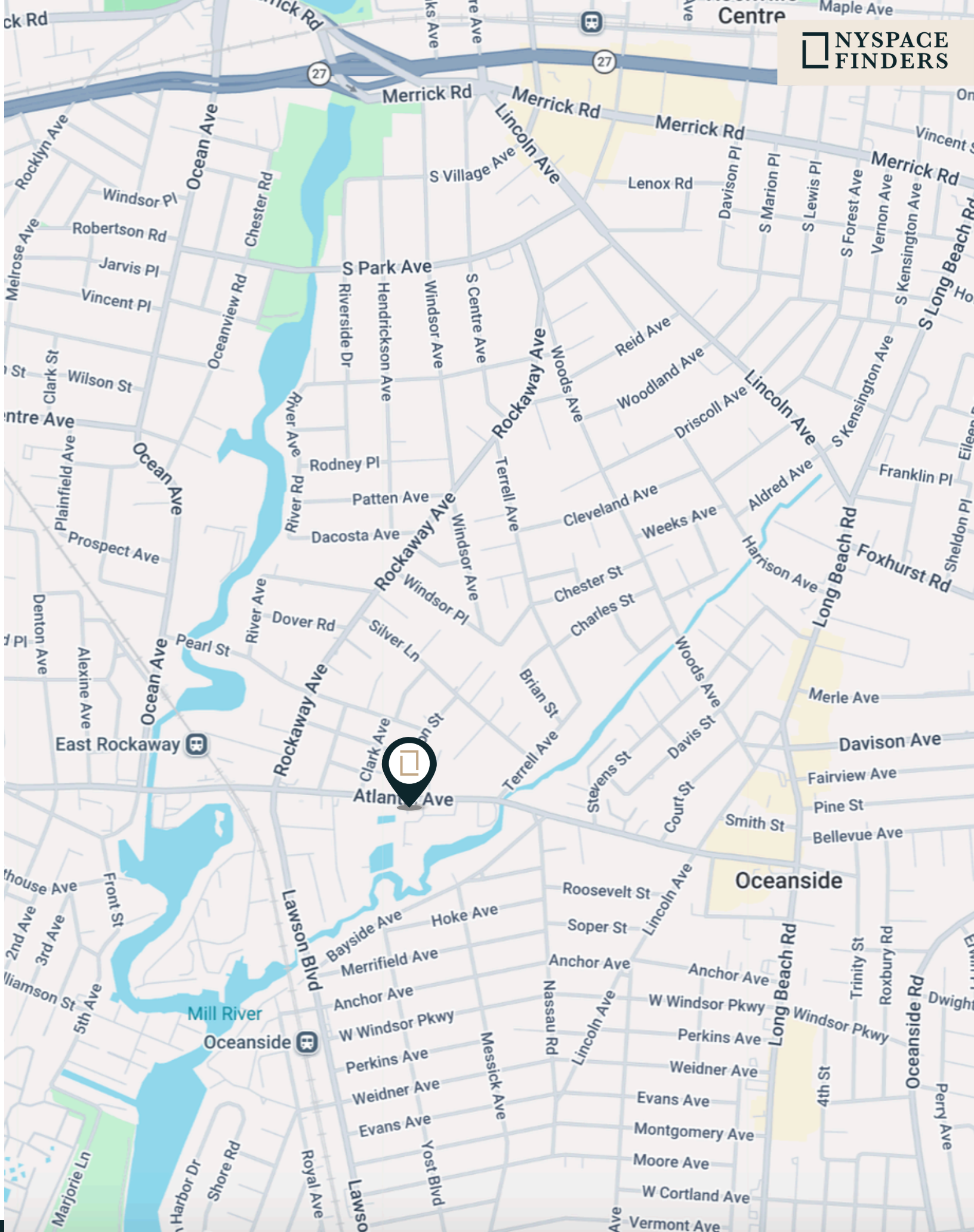
PRICING/TAX

Asking Price - \$2,390,000




Gross Income - \$127,200

Insurance - \$6,553

Annual Taxes - \$58,514.90

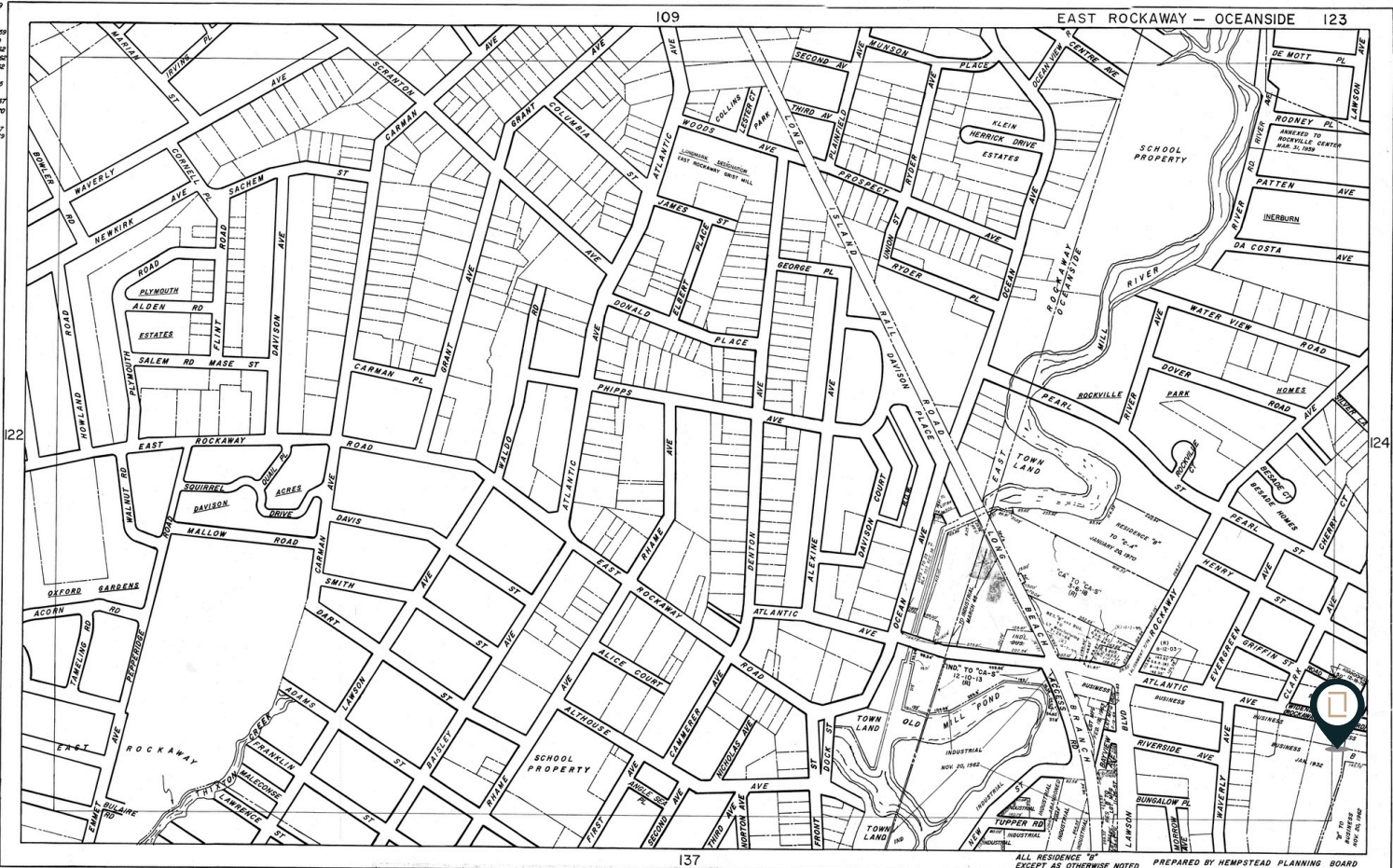


DEMO. & TRANSIT

	1 MILE	3 MILE	5 MILE
2025 Total Population	25,527	170,170	483,996
2030 Population	25,436	169,903	480,887
Pop Growth 2025-2030	(0.36%)	(0.16%)	(0.64%)
Average Age	43	42	41
2025 Total Households	9,196	58,390	156,052
HH Growth 2025-2030	(0.45%)	(0.25%)	(0.66%)
Median Household Inc	\$123,366	\$136,224	\$130,764
Avg Household Size	2.70	2.80	3.00
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$686,858	\$708,100	\$696,713
Median Year Built	1953	1951	1953
 TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
East Rockaway Station (Long Beach Branch - Long Island Rail Road)	2 min	8 min	0.4 mi
Oceanside Station (Long Beach Branch - Long Island Rail Road)	2 min	14 min	0.7 mi
 COMMUTER RAIL	DRIVE	WALK	DISTANCE
East Rockaway Station (Long Beach Branch - Long Island Rail Road)	2 min	9 min	0.4 mi
Oceanside Station (Long Beach Branch - Long Island Rail Road)	2 min	14 min	0.7 mi
 AIRPORT	DRIVE	WALK	DISTANCE
John F Kennedy International	18 min		10.4 mi
LaGuardia	30 min		17.9 mi
Newark Liberty International	58 min		36.6 mi

ZONING

APRIL 28, 1959
 AMENDED
 JUNE 23, 1959
 NOVEMBER 30, 1959
 MARCH 16, 1960
 NOVEMBER 16, 1962
 NOVEMBER 26, 1962
 DECEMBER 16, 1962
 MARCH 6, 1963
 JANUARY 15, 1963
 JULY 26, 1966
 JANUARY 26, 1967
 JANUARY 26, 1970
 JUNE 26, 1977
 JANUARY 15, 1977
 DECEMBER 16, 1979
 JULY 12, 1984
 AUGUST 16, 1984
 DEC. 7, 1993
 AUGUST 12, 2003
 DEC. 16, 2018



DATE JUNE 1972
 REDRAWN BY: R.S.
 CHECKED BY: EC

THE NOTATION IN BRAS BEEN ADDED TO THE ZONING SHEETS AS OF 10:30 AM TO INDICATE THAT DOCUMENTS, REFLECTIONS OR COVENANTS HAVE BEEN MADE PART OF THE RECORDING RECORDS PRIOR TO THAT DATE AND NOT TO BE RECORDED AND MAY OR MAY NOT HAVE CONDITIONS OR RESTRICTIONS THEREON. THE ACTUAL RECORDING DOCUMENTS SHOULD BE EXAMINED AT THE TOWN CLERK'S OFFICE TO DETERMINE IF ANY OF THEM ENCOMBER THE USE OF APPLICABLE PROPERTY.

THE OFFICIAL TOWN OF HEMPSTEAD ZONING MAP WAS ESTABLISHED AND ADOPTED IN 1929 BY THE TOWN OF HEMPSTEAD ZONING COMMISSION AND PLANNING BOARD. THIS SHEET MAY NOT ACCURATELY REFLECT HIGHWAY ACQUISITION AND PROPERTY ALIGNMENT AND MAY BE SUBJECT TO ANY STATEMENT OF FACT AN ACCURATE SURVEY MIGHT REVEAL.

ALL RESIDENCE "B" EXCEPT AS OTHERWISE NOTED PREPARED BY HEMPSTEAD PLANNING BOARD

SURVEY

OH=OVERHANG, HE=HEDGE, TC=TOP CURB ELEVATION, LG=LEGAL GRADE, G=GUTTER ELEVATION, MHW=MEAN HIGH WATER, EL=ELEVATION, IRR=IRREGULAR, TITLE NO.

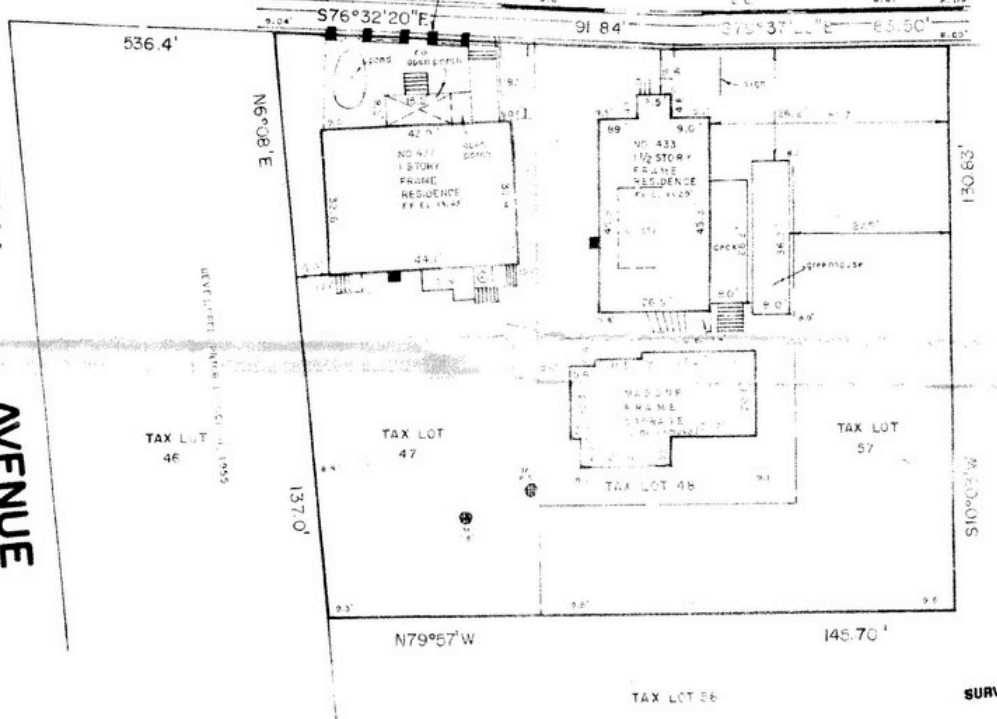
AREA PLAT 19,341.3
 AREA ALL STRUCTURES 4416.00
 % OCCUPIED 22.1%
 AREA STRUCTURES W/OUT REAR STORAGE 3367.25
 % OCCUPIED W/OUT REAR STORAGE 16.9%

ATLANTIC AVENUE

WAVERLY AVENUE

SECTION 43 BLOCK 379 LOT 47, 48 & 57 SCALE 1"=20' DATE 9-22-2003

REG=RESIDENCE, OL=ON LINE, E/S=EAST SIDE, W/S=WEST SIDE, N/S=NORTH SIDE, S/S=SOUTH SIDE, RET=RETAINING, BLDG=BUILDING, CL=CLEAR



MAP OF PROPERTY
 BLOCK AS SHOWN
 LOT AS SHOWN
 LOCATION OCEANSIDE, NASSAU COUNTY, NEW YORK
 CERTIFIED ONLY TO
 DATE 9-22-2003

**SURVEY SOLELY TO BE USED FOR
 BLDG. DEPT. USE ONLY
 NOT TO BE USED FOR
 MORTGAGE OR TITLE PURPOSES.**

THE STATE OF NEW YORK
 JOHN P. FERRANTELLI, P.E.
 LAND SURVEYOR
 GARDEN CITY PARK, N.Y.
 N.Y.S. LIC. NO. 45017

OFFSETS & DIMENSIONS SHOWN NOT TO
 BE USED FOR THE REMOVAL, RELOCATION,
 OR LAYOUT OF FENCES, HEDGES, CURB,
 WALLS OR ANY STRUCTURES





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