

# Mixed Use - Farmingdale, NY



## 42 Hempstead Turnpike, Farmingdale, NY, 11735

Offered at \$3,650,000

Unique opportunity for investors & users alike! Optimal location conveniently located on Hempstead Tpke (Route 24), high visibility, easy access with traffic light at corner & turning lane for east & westbound traffic flow, property wraps around to Merritts Rd with additional egress, north/south access, 3 curb cuts. Possibilities for redevelopment and/or other uses, property currently consisting of operational nursery, 42 Hempstead Tpke, section 49, block 255 & lot 13, & 2 residential homes, 40 Hempstead Tpke, lot #11 & 100 Merritts Rd, lot #18, almost 2 acres, approximate lot sq ftg 80,000. In its current use both commercial & real estate, cash flow can be achieved. Tremendous, unlimited opportunities! Tax grievances filed on nursery & both residential homes (see attachments).

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
1.84 acre (lot size)
Built: 1960



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