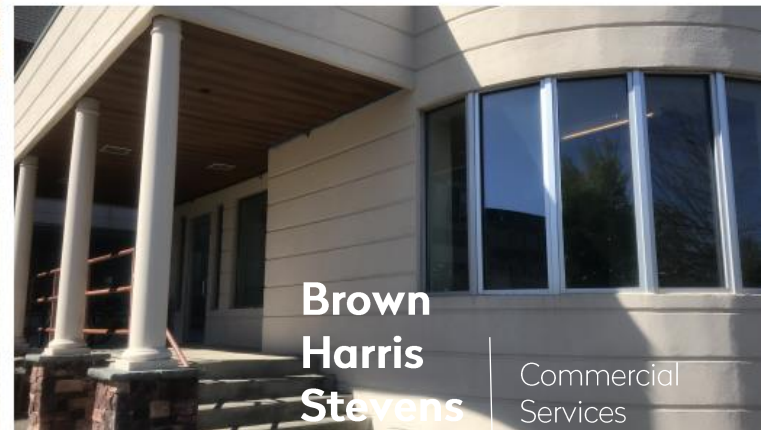


# For Lease

Ideal for Medical Use

**820 Front Street, Hempstead, NY 11550**

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**



**Brown  
Harris  
Stevens**

Commercial  
Services

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# Property Highlights

820 Front Street, Hempstead, NY 11550

<b>LOCATION:</b>	- Adjacent to the 200 bed Island Assisted Living Complex - Within proximity to downtown Hempstead, Hofstra University, Hempstead LIRR and Bus Terminal	<b>WORKLETTER:</b>	Negotiable
<b>AVAILABLE SPACE:</b>	10,000 square feet	<b>REAL ESTATE TAXES:</b>	Included in Rental Rate - Tenant to pay pro rate share of increases over the base year. Occupancy - Immediate
<b>UTILITIES:</b>	Metered - Gas & Electric	<b>SIGNAGE &amp; VISIBILITY:</b>	Excellent on Front Street Private Entrance plus direct entrance to assisted living complex.
<b>PARKING:</b>	Large Private Parking Lot (Approximately 5 Cars Per 1000 square feet.)	<b>OCCUPANCY:</b>	Immediate
<b>CURRENT CONDITION:</b>	Built out Medical Space with HVAC, Plumbing & Walls. Space needs Flooring & Paint.	<b>TRANSPORTATION:</b>	Bus Stop - #48 Hicksville - Hempstead Bus Stop
<b>RENTAL RATE:</b>	Upon Request		

## For Further Information & Inspection:

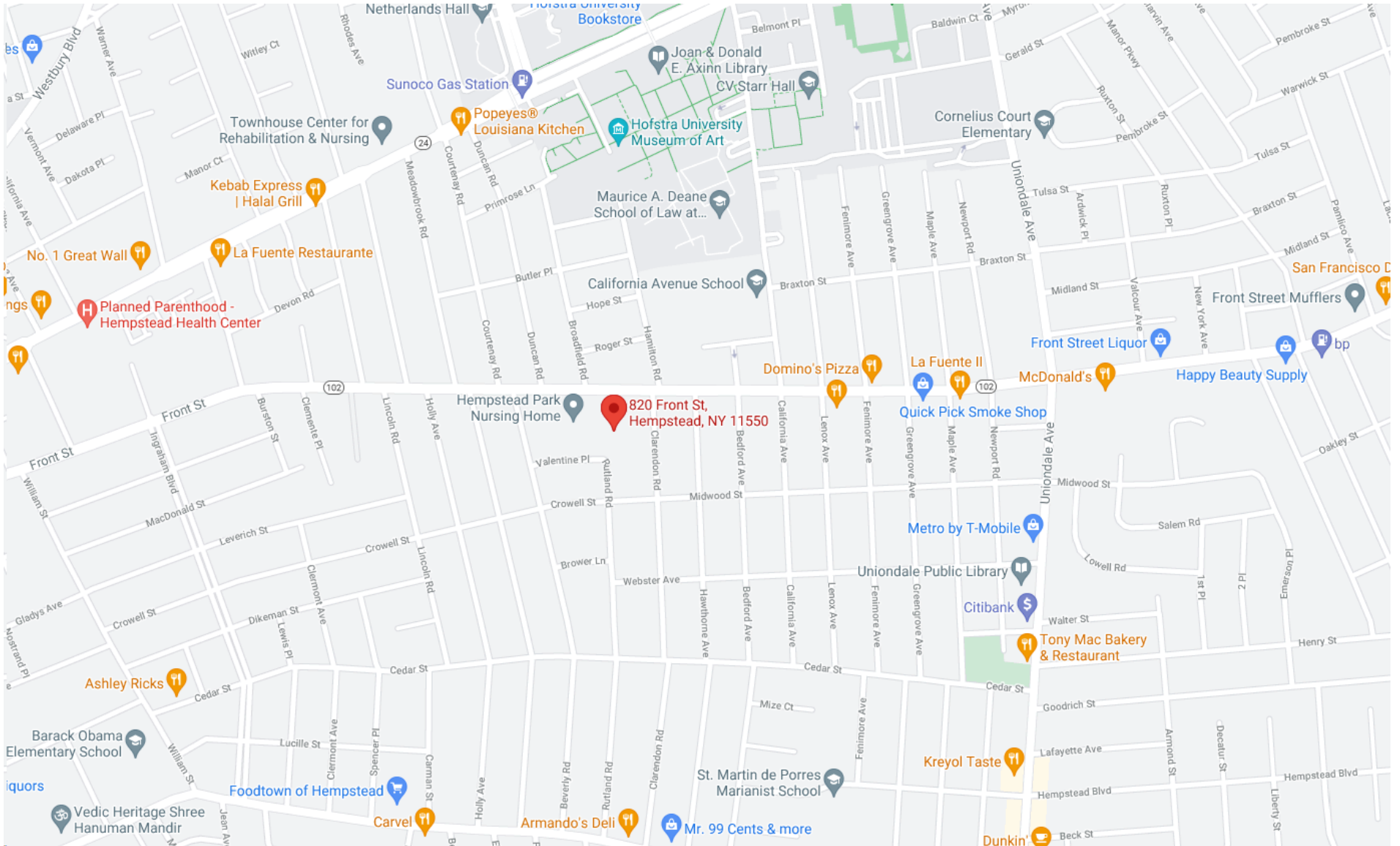
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