

For Sale

Confidential Offering

Fully Approved Residential Development Site

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

279 Baldwin Road, Hempstead, New York 11550



For Further Information and Inspection Contact:

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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

LOCATION:	279 Baldwin Road (Corner of Baldwin Rd and Lawson Street) Hempstead, New York 11550 Section 36, Block 75, Lot 250-251 The proposed building is fully approved for a 3- Story, 13-Unit luxury apartment building. The proposed building has excellent visibility at the heavily trafficked intersection of Baldwin Road and Lawson Street. Very walkable area with many shops and stores such as CVS Pharmacy and Dunkin Doughnuts. Public transportation accessible. Easily accessible to the Southern State Parkway. Area poised for growth and expansion. All zoning and building permits approved.
PLOT SIZE:	14,000 square feet
BUILDING SIZE:	12,000 square feet
ZONING:	Residence "A" and Residence "B"
PURCHASE PRICE:	Upon Request

Building Description

Floor	Unit	Description	Square Ft
1 st & Basement	101	2BR Duplex	1,222.40
1 st Floor	CTR	Comm. Center	652.00
2 nd Floor	201	2 Bedrooms	824.30
2 nd Floor	202	2 Bedrooms	916.30
2 nd Floor	203	2 Bedrooms	806.30
2 nd Floor	204	2 Bedrooms	807.30
2 nd Floor	205	2 Bedrooms	981.00
2 nd Floor	206	1 Bedroom	630.00
3 rd Floor	301	2 Bedrooms	824.30
3 rd Floor	302	2 Bedrooms	916.30
3 rd Floor	303	2 Bedrooms	806.30
3 rd Floor	304	2 Bedrooms	807.30
3 rd Floor	305	2 Bedrooms	981.00
3 rd Floor	306	1 Bedroom	630.00

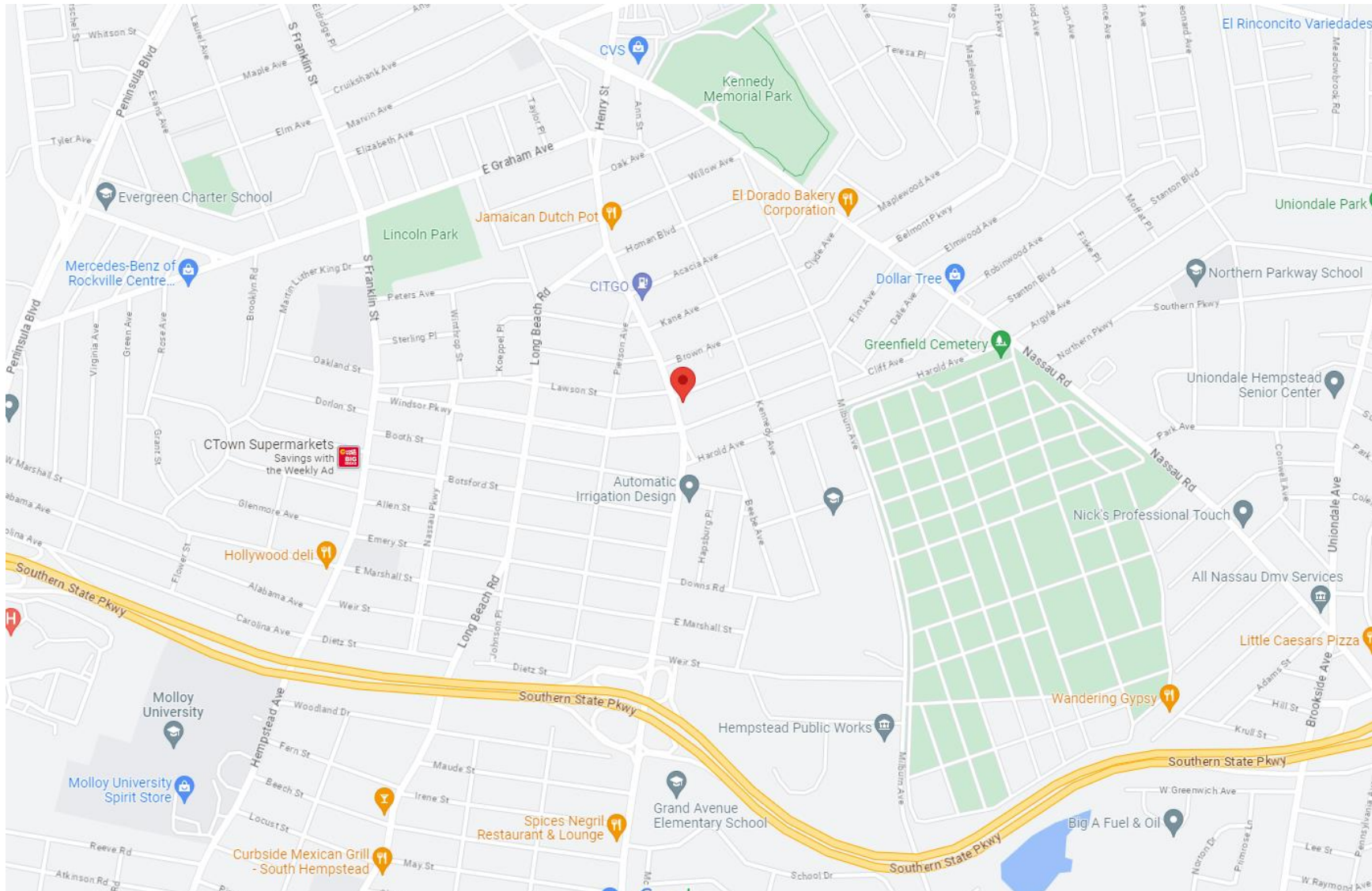


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Map View

279 Baldwin Road, Hempstead, N.Y. 11550



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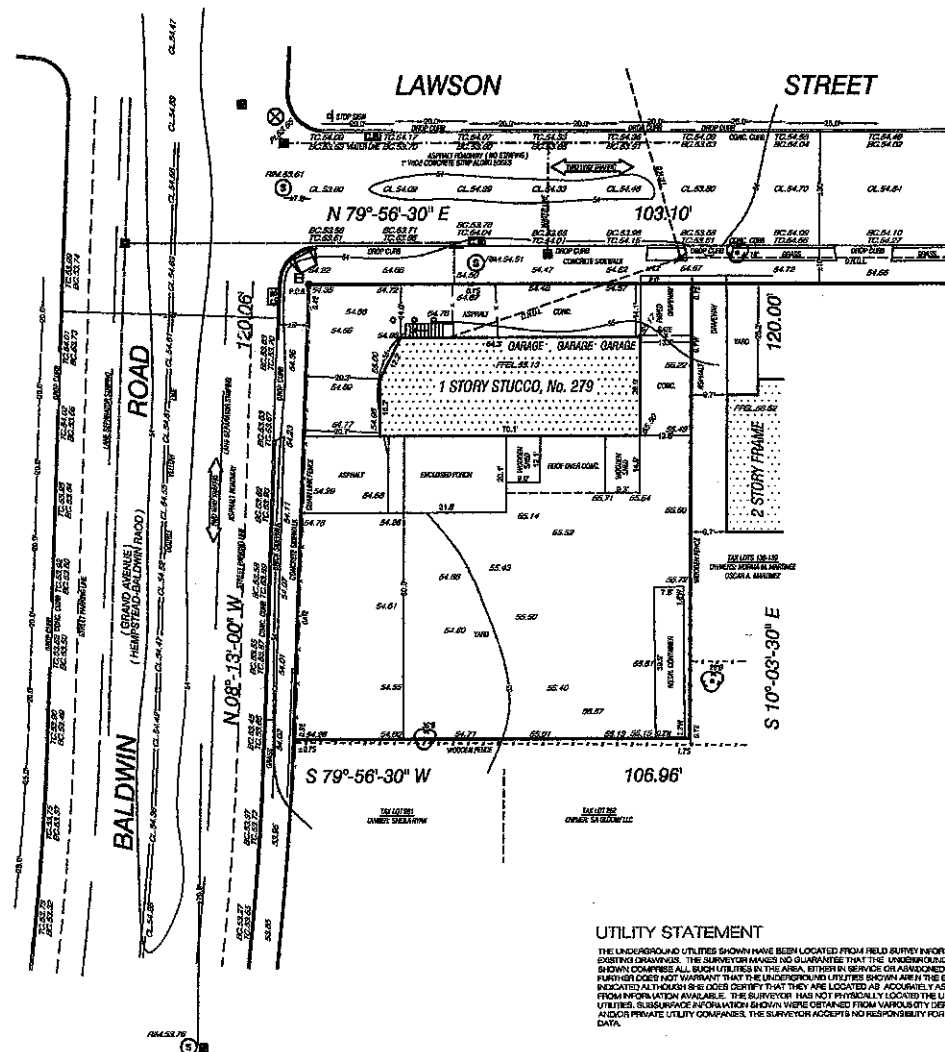
ADDRESS: 279 BALDWIN ROAD, HEMPSTEAD
 DESIGNATED AS LOT Nos. 133-137 & PD 288 IN BLOCK 'D'
 ON MAP OF HEMPSTEAD HOMES SITES
 FILED ON JULY 30th, 1924 AS FILE No. 547, CASE No. 528

AREA OF LOT = 12,603.59 sq. ft.



LEGEND

- 1. - PRIVATE CONTROL BOX
- 2. - TREE
- 3. - CORNER MARKER
- 4. - UTILITY POLE
- 5. - WOODEN FENCE
- 6. - CONCRETE BLOCK
- 7. - GARAGE
- 8. - UNKNOWN TYPE UTILITY
- 9. - RAILROAD
- 10. - HIGHWAY
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- 100. - HIGHWAY



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.

DATE: AUGUST 11th, 2020

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREIN SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND CERTIFIED TO AND ARE NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR BUSINESSES OWNERS.
2. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF A DESCRIPTIVE ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
3. THIS MAP WAS MADE AT A SCALE OF 1"=20' WHEN ORIGINALLY DRAWN.
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE REGULATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR TO ALTER AN ITEM IN ANY WAY.
6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP (SHOWING THEIR EXISTING NEEDS).
7. ALL ELEVATIONS SHOWN IF ANY REFER TO THE HATCHING.
8. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S NAME OR ENDORSED REAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
9. COMPLY WITH THE NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S REGULATIONS FOR ANY NEW OR EXISTING DUMPS, WELLS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
10. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
11. SURVEYED AS IN POSSESSION.

CERTIFIED TO:
TOWN OF HEMPSTEAD

ANASTASIA I. PARSATOON
 LAND SURVEYING, P.C.
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 NEW HYDE PARK, NY 11040
 OFFICE: (516) 322-0398
 EMAIL: INFO@AIPLS.COM

SURVEY No. PN001342
 TOWN OF HEMPSTEAD
 COUNTY OF NASSAU
 STATE OF NEW YORK
 TAX MAP
 DISTRICT
 SECTION 36
 BLOCK 78
 LOTS 250-254

ANASTASIA I. PARSATOON, L.S.
 NEW YORK LICENSE 051088