



**S & D Real Estate**  
27 East Jericho Turnpike - Suite 2, Mineola, New York 11501  
516.248.6905 516.741.4587 (Fax)  
888 Veterans Memorial Highway - Suite 530, Hauppauge, New York 11788  
631.761.9220 631.761.9221 (Fax)

**VACANT LAND FOR SALE**  
**Request for Proposals**  
**18 Bedell Street Freeport, NY 11520**



**2,978 +/- sq. ft.**  
**Zoned Business B**  
**Village of Freeport**  
**Section 62**  
**Block 54**  
**Lot 12**

**Smith & DeGroat Real Estate Is Marketing This Property as Agents for The County of Nassau**

**The County of Nassau, through its agent Smith & DeGroat Real Estate, is issuing the RFP #RE0708-2025 for the purchase and redevelopment of real property located at: 18 Bedell Street, Freeport NY, Sec 62, Blk 54, Lot 12**

**RFP can be obtained from the County website, Office of Purchasing Department [www.nassaucountyny.gov](http://www.nassaucountyny.gov), or by emailing [Mschackner@sdnyrealty.com](mailto:Mschackner@sdnyrealty.com).**

**Responses are due no later than 4:00PM, July 31, 2020.**

**\*Please note that in accordance with the Form of Contract of Sale included in the RFP, the Purchaser agrees to pay Smith & DeGroat's brokerage commission pursuant to a separate agreement.\***

**CALL SMITH & DEGROAT REAL ESTATE 516.248.6905**

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.

## SUBJECT PROPERTY TAX MAP

**Location:** 18 Bedell Street, Incorporated Village of Freeport,  
Town of Hempstead, Nassau County, New York 11520

**Owner:** County of Nassau

**Legal Description:** Section 62, Block 54, Lot 12

**Census Tract:** 4143.02

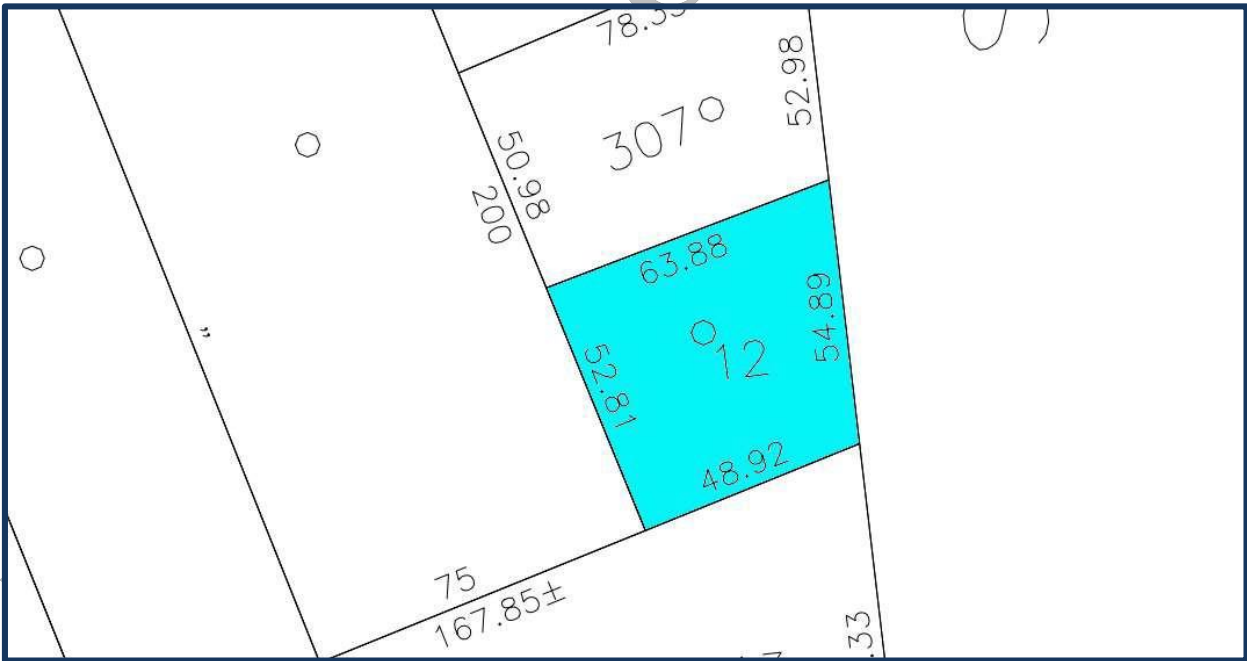
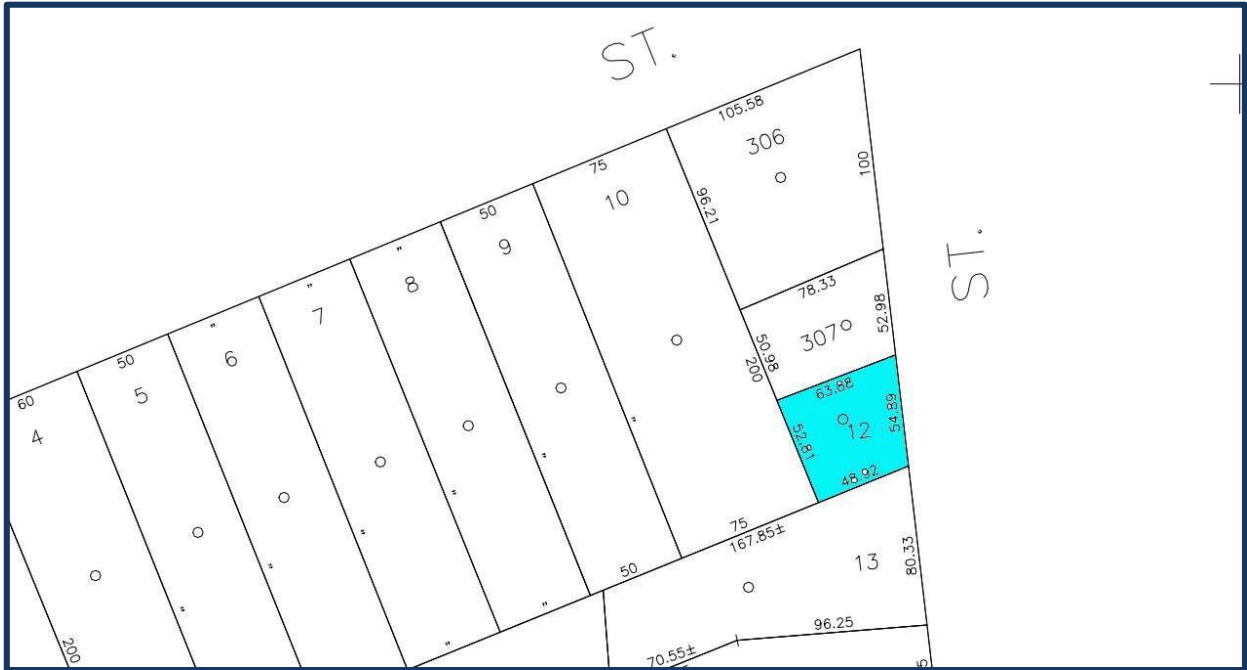
**Zoning:** Business B (Village of Freeport)

**Site Description:** 2,978 ± square foot, nearly rectangular, vacant land parcel, located on the east side of Bedell Street, 153± feet south of Smith Street, in the Incorporated Village of Freeport, Nassau County, New York. The site has 55± feet of frontage along Bedell Street, having an average depth of 54± feet.

The site was formerly improved with a 1,759± square foot, masonry-constructed, industrial building, that was constructed circa 1970. The improvements were demolished circa 2014 and the site has been vacant since.



SUBJECT PROPERTY TAX MAP



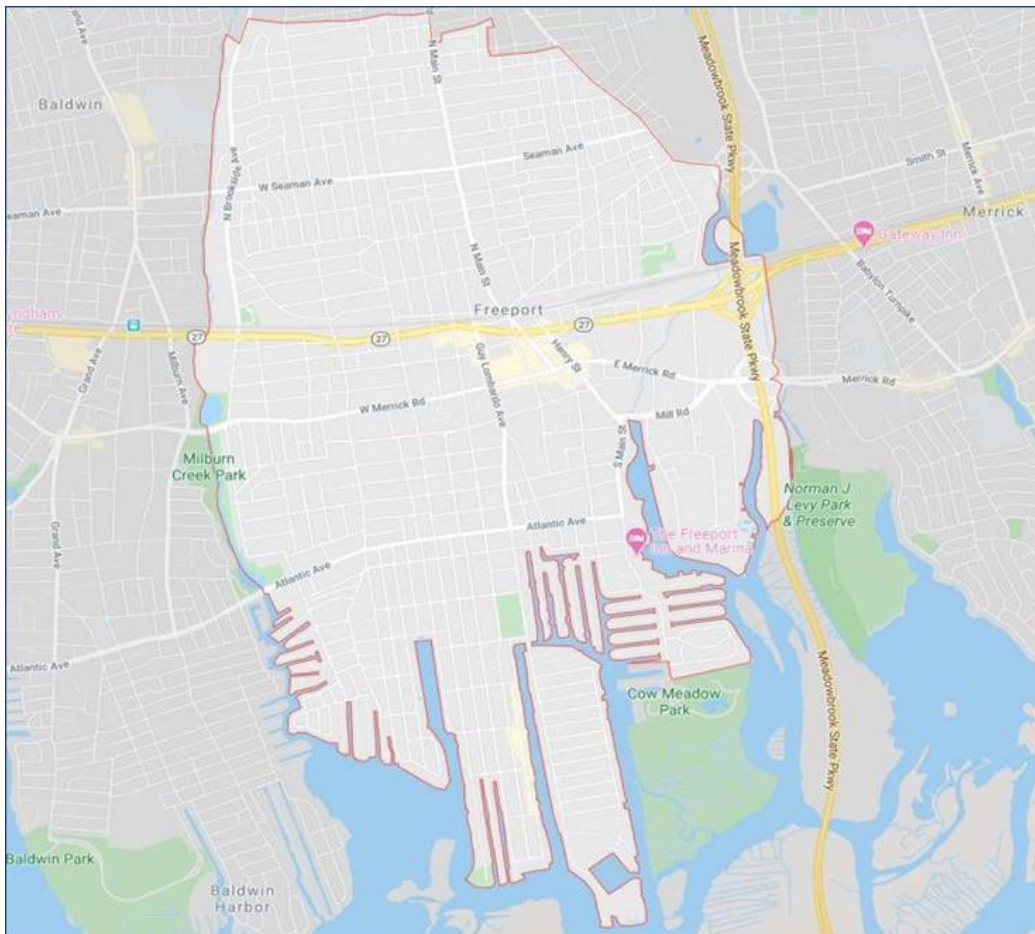
## VILLAGE OF FREEPORT OVERVIEW

### LOCATION

The Incorporated Village of Freeport, which encompasses a land area of approximately 4.6± square miles, is centrally located in the southerly portion of the Town of Hempstead. Surrounding neighborhoods include Roosevelt to the north, Baldwin and Baldwin Harbor to the west, The East Bay to the south and Merrick to the east. Freeport is approximately 25± miles east of Manhattan which is a 30-minute drive or a 20-minute commute via the Long Island Rail Road.

### POPULATION/DEMOGRAPHICS

The Village of Freeport had a population of 43,862 as of July 1, 2019. Freeport ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in New York.





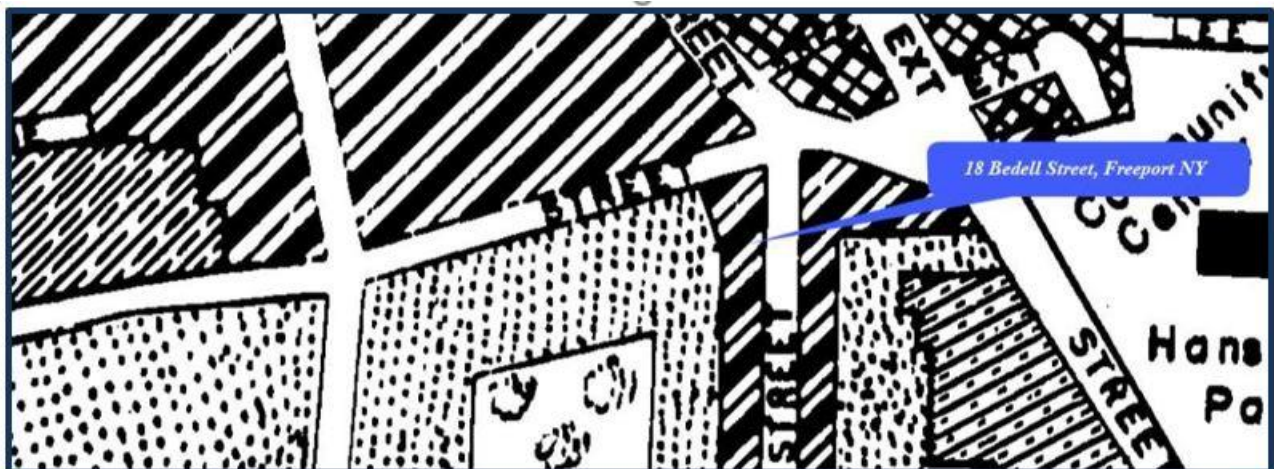
## ZONING DATA











According to the Incorporated Village of Freeport zoning maps, the subject site is located within the Business-B zoning district.

### PERMITTED USES

Business "B" District allows for:

- | All uses permitted in Residence A & AA, Business A & AA Districts(except residential)
- | Stores and shops for the conducting of any retail business including, grocery, fruits and vegetables, delicatessen, barbershop, beauty parlor, shoe repair, liquor package store, hardware, meat market, drug, bakery, tobacco, newspapers and magazines, tailor, bank, clubs and lodges, ice cream, confectionery, luncheonette and restaurants.
- | Offices and professional buildings, nursing or convalescent homes
- | Funeral parlors
- | Buying, selling and dealing in new or used vehicles. Public garages operated as such for hire or for the storage of trucks, buses or trailers
- | Residential use is permitted, but a variance is required.



	RESIDENCE AA		BUSINESS A
	RESIDENCE A		BUSINESS B
	BUSINESS AA		MANUFACTURING
	APARTMENT		INDUSTRIAL
	MARINE BUSINESS		MARINE INDUSTRIAL