

# 22712B Merrick Blvd



Presented By:  
VORO Real Estate

22712B Merrick Blvd, Laurelton, NY 11413



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## Property Details

Prime location, 1350 Sqft retail space with 1350 Sqft cellar storage space with OSE and 375 sqft yard space, 15 ft frontage, Immediate possession. All uses considered, Dense Residential Area, major tenants around.next door is NYU Langone Laurelton Medical and Merrick Blvd/228st bus stop.

**Price:** 4500/MO NNN

- HIGH VISIBILITY LOCATION
- DENSELY POPLATED NEIGHBORHOOD
- Next door to NYU Langone Laurelton Medical Center
- All uses considered, any retail, medical, fitness ETC

View the full listing here: <https://www.loopnet.com/Listing/22712B-Merrick-Blvd-Laurelton-NY/32973549/>

Rental Rate:	4500/MO NNN
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	5,400 SF
Year Built:	1932
Walk Score ®:	89 (Very Walkable)
Transit Score ®:	56 (Good Transit)
Taxes:	\$798/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$3.33 /SF/MO

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## Listing space

### 1st Floor

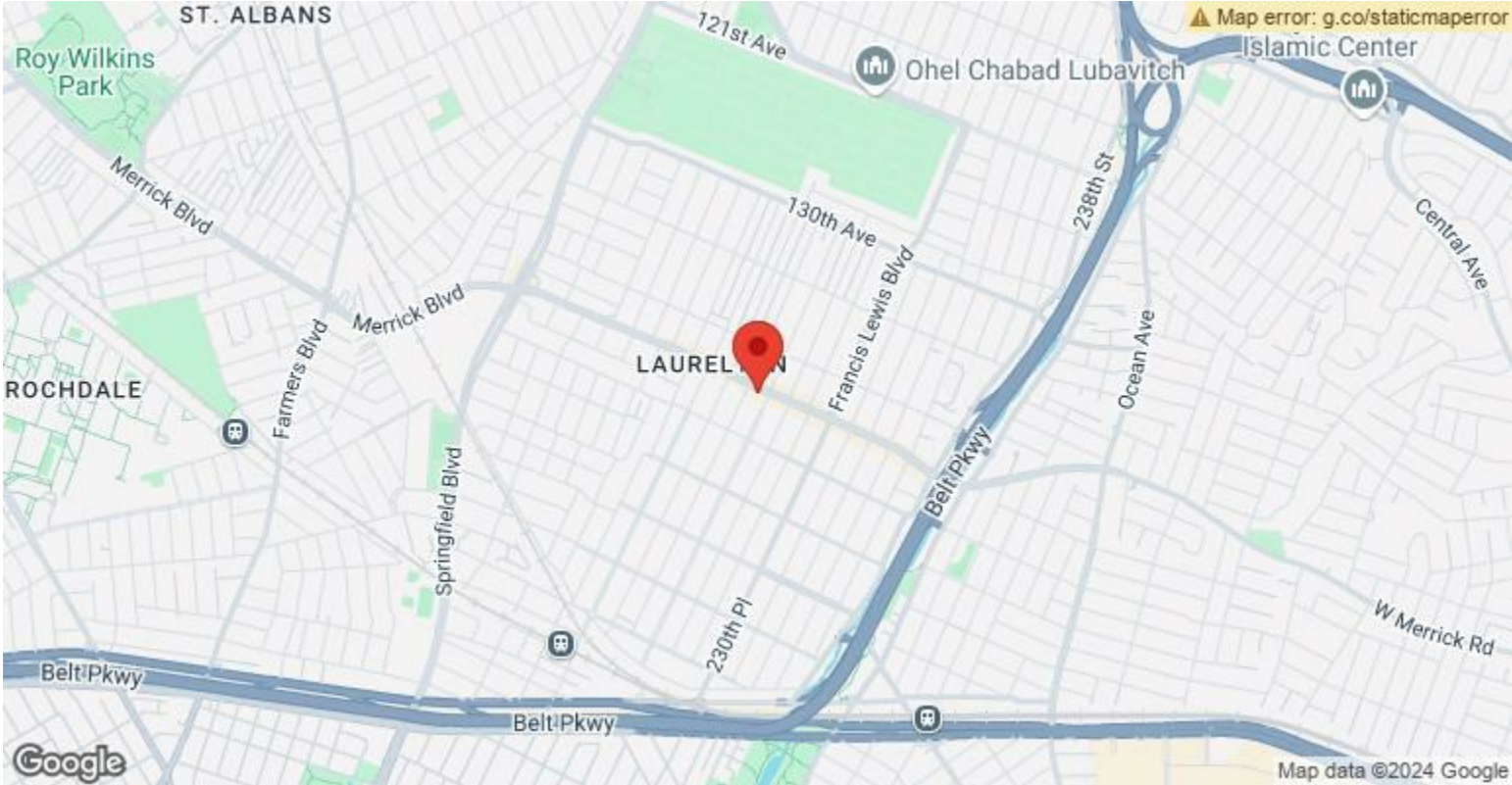
Space Available:	1,350 SF
Rental Rate:	\$39.96 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Professional Services
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

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## Location



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## Property Photos



Front 1



Inside 1

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## Property Photos



inside 2



inside 3

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## Property Photos



inside 4

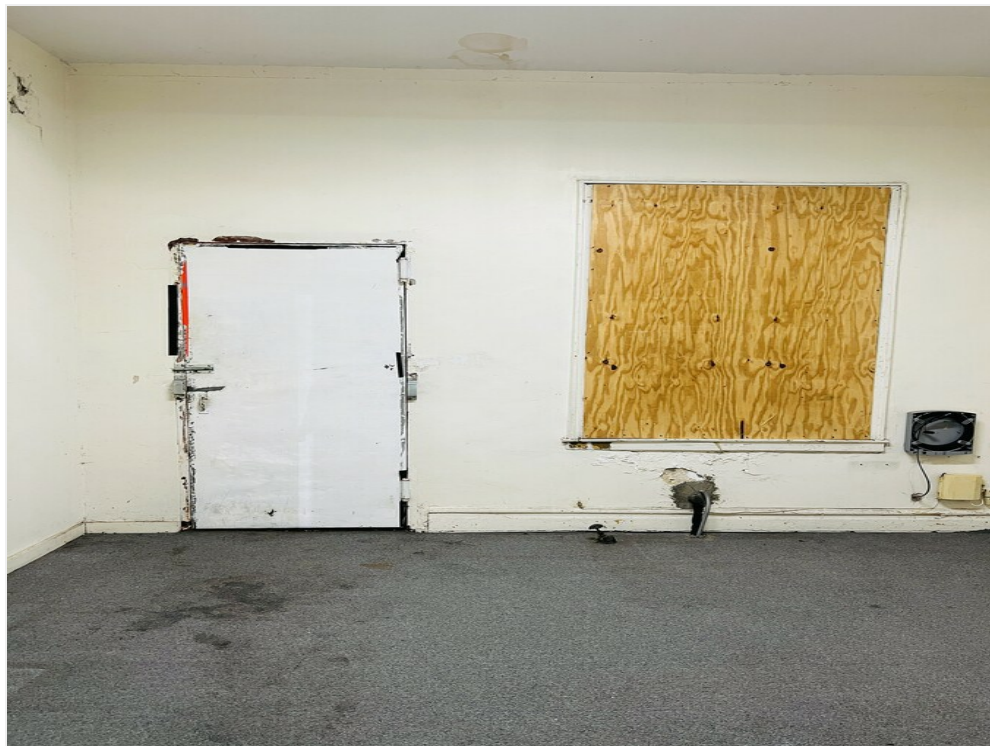


inside 5

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## Property Photos



inside 6



Celler 1



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## Property Photos



Cellar 2



Cellar 3

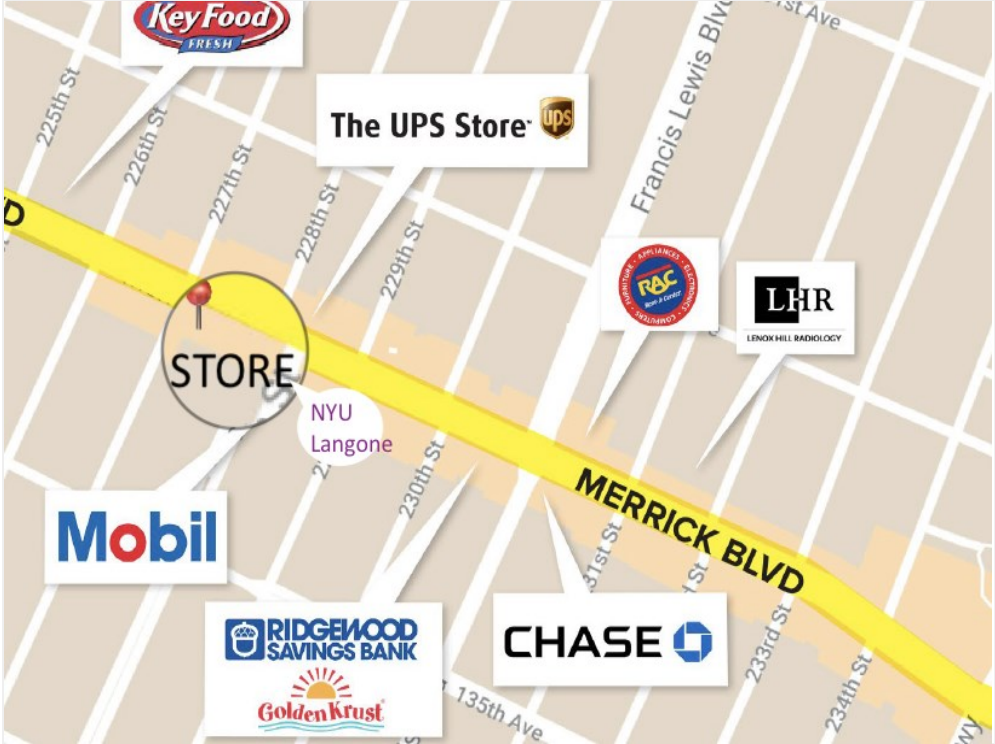
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## Property Photos



NYU Langone next door



Map

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The logo for VORO Real Estate, featuring the word "VORO" in a bold, blue, sans-serif font. The letter "V" is stylized with a white triangle pointing upwards from its left side. A registered trademark symbol (®) is located to the upper right of the letter "O".

**VORO®**