



Retail/Office Multi at Main Intersection

FOR SALE
320 Merrick Rd Amityville, NY 11701

Property Description

- +/- 6,400sf Office
- **Plot: 0.55 AC (+/-23,958sf)**
- *Parking: +/- 33 spaces*
- 3 Units – Multiple Divisions Possible
- 3,600sf | 900sf | 1,800sf
- *Delivered Vacant*
- Zoning: **B-2** General Business
- *Possible Uses: Medical, Veterinary, Urgent Care, Daycare, Insurance, School/Training*
- Ceiling Height: +/- 10'
- Repaved Parking Lot 2025
- Fully HVAC
- Rear Gated Yard
- Corner Visibility
- 45' Frontage Merrick Road



PRICE: \$2,650,000
Taxes: \$34,448.55

For More Information Contact:

MARIO ASARO **AIDEN CASTILLO**
 President / Broker Licensed Real Estate Agent

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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



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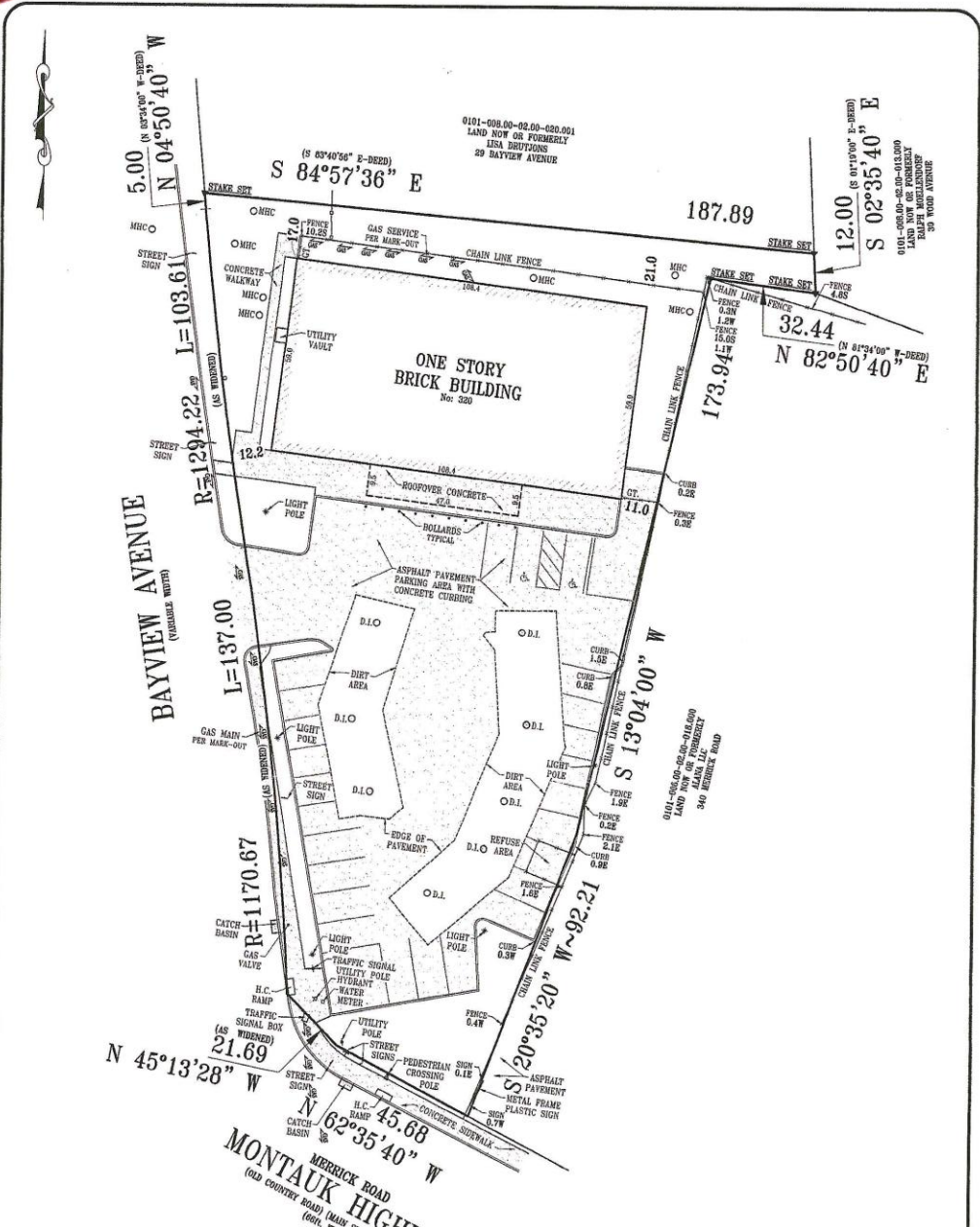
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- NOTES:**
- SET (4) STAKES (AS SHOWN) ON JULY 23, 2025.
 - GAS MAIN & GAS SERVICE LOCATIONS AS PER UTILITY MARK-OUT.
 - EXISTENCE OF ANY EASEMENTS SHOULD BE VERIFIED BY A COMPLETE TITLE SEARCH.
 - SURVEYOR IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR STRUCTURES.

PROPERTY OWNER: 320 MERRICK ROAD LLC	DRAWING INFORMATION: SCALE: 1"=30' DRAWN BY: R.K.H. FILE No.: Q055-25 DATE: JUNE 13, 2025 SET STAKES: JULY 23, 2025
SURVEY OF DESCRIBED PROPERTY IN THE INCORPORATED VILLAGE OF AMITYVILLE, TOWN OF BABYLON, SUFFOLK COUNTY, NEW YORK SCTM: 0101-008.00-02.00-020.003	PROPERTY INFORMATION: AREA: 29,252.44 Sq.Ft. = 0.67 ACRES



LISA McQUILKIN
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