

3875 Merrick Rd Seaford, NY 11783

AVAILABLE 516.888.1000



INVESTMENT HIGHLIGHTS

- New Elevator
- Complete Gut Renovation
- Signalized Hard Corner
- All New Mechanicals
- 2025 Occupancy
- 35,000+ Vehicles Per Day

PROPERTY FACTS

Property Type	Medical/Retail/Office/Gym
Building Size	10,000 SF (5,000 SF Each Floor)
Building Height	2 Stories with Elevator
Zoning	Business District X
Parking	2.29 Spaces per 1,000 SF Leased. Connected to 130+ Free, Unrestricted, Municipal Parking Spots

TRANSPORTATION

AUTO

Seaford Oyster Bay Expressway

.02 Miles East (1 minute)

COMMUTER RAIL

Seaford Station Commuter Rail (Babylon Branch)
Wantagh Station Commuter Rail (Babylon Branch)

16 minute walk
4 minute drive

AIRPORT

John F. Kennedy International Airport
Long Island MacArthur Airport
La Guardia Airport

26 minute drive
34 minute drive
35 minute drive