

74 Merrick Rd

Amityville NY 11701



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Each prospective purchaser must conduct its own independent investigation, analysis, and due diligence concerning the property and the proposed transaction, including but not limited to legal, tax, environmental, engineering, zoning, and financial matters, and must rely solely upon its own advisors and investigations. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the property, nor does it constitute an offer of securities. Any transaction shall be subject to the execution of definitive agreements approved by the Owner in its sole discretion. The Property is being offered in its present condition, subject to the terms and conditions set forth in a fully executed definitive agreement.

The Owner and Tripoint Real Estate expressly reserve the right, at their sole discretion, to reject any or all offers, to terminate negotiations with any party at any time, to negotiate with one or more prospective purchasers simultaneously, and to withdraw the property from the market without notice. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. In no event shall any prospective purchaser have any claim against the Owner, Tripoint Real Estate, or any of their respective affiliates, officers, owners, shareholders, employees, or agents for any damages, liability, or causes of action arising from this solicitation process or the marketing or sale of the property. The terms and conditions set forth herein apply to this Offering Memorandum in its entirety. Any photographs, renderings, maps, or visual depictions contained herein are provided for illustrative purposes only and may not reflect current conditions.

EXECUTIVE SUMMARY

Tripoint Real Estate is pleased to exclusively present the offering of 74 Merrick Rd, Amityville — The property is currently configured as a multi-tenant investment featuring established local businesses, including a tattoo studio and bait & tackle retail operation.

The building presents a unique blend of retail, service, and entertainment-oriented space with strong street frontage and dedicated rear parking, enhancing accessibility for both customers and tenants. Interior photos throughout the offering memorandum show renovated finishes, open retail layouts, and lounge/recreation areas.



PROPERTY SUMMARY

Total Building Size:	± 4,500 SF
Acre Lot:	± 0.23
Taxes:	± \$19,000
Sale Price:	\$1,500,000

ADDITIONAL DETAILS

Tenancy:	Multi
Town:	Babylon
County:	Suffolk
Market:	Long Island (New York)

NEIGHBORHOOD OVERVIEW

72 Merrick Rd– Amityville, NY 11701

The property sits directly along Merrick Road, one of the area's primary commercial arteries, providing exceptional visibility, consistent vehicular traffic, and convenient accessibility for both local residents and regional consumers. The surrounding corridor is characterized by a dense mix of retail storefronts, service-oriented businesses, restaurants, automotive uses, and neighborhood commercial operators that support steady daily traffic and long-term business activity.



Property Photograph



Property Photograph



Property Photograph



Property Photograph



Property Photograph



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Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients’ goals are met with precision, efficiency, and discretion.