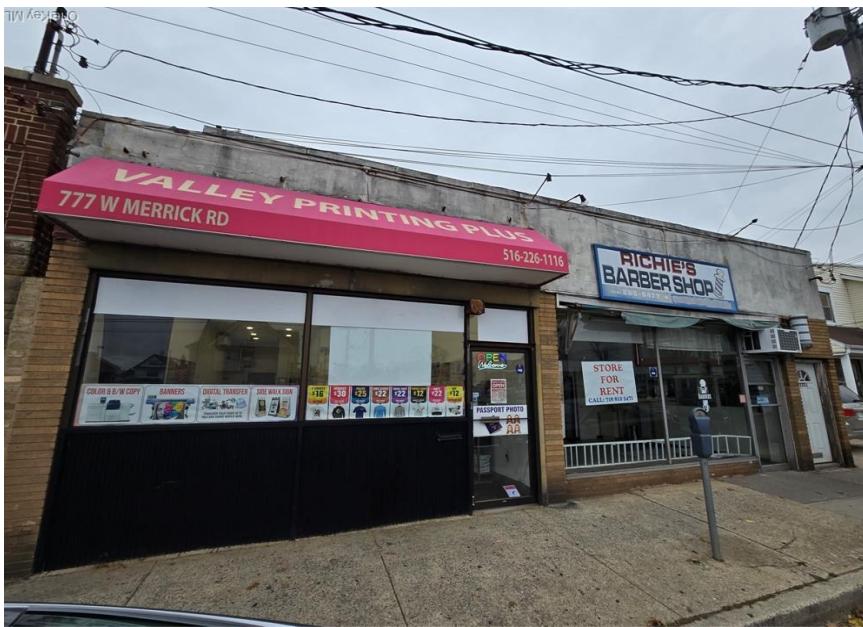


MIXED USE FOR SALE



**777 W MERRICK ROAD
VALLEY STREAM, NY 11580**

PRICE: \$ 1,400,000 | TAXES: \$ 17,252.45

Premier Development Opportunity in Valley Stream's Core Commercial District. This property represents an exceptional acquisition in one of Valley Stream's highest-demand, highest-visibility business corridors. For the discerning developer, it offers a rare, turnkey opportunity to capture significant vertical expansion potential while benefiting from immediate, diversified cash flow. Preliminary architectural assessments confirm the feasibility of expanding the existing structure upward by up to three full stories. This transforms the asset from a single-story operation into a high-density, mixed-use development opportunity—substantially increasing both commercial and residential square footage in a market where demand consistently exceeds supply. The result is a strong pathway to maximize return on investment (ROI) through strategic redevelopment. The property already provides financial stability through multiple income streams. Currently, it includes two street-facing retail units and a well-maintained residential apartment. The print shop with the basement space lease expires at the end of December, giving you immediate leverage to renew at market rate or reserve the space for accelerated redevelopment staging. Additionally, the barbershop unit is currently vacant, offering either a quick-lease income opportunity or a ready staging area for construction mobilization. Completing the revenue profile is a dependable 2-bedroom, 2-bath residential unit with a fenced backyard—ensuring stable rental income as you advance your development plans.



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