

Property For Sale

24-26 West Merrick Road

24-26 West Merrick Road Freeport, NY 11520



For More Information:

Devang Patel

Licensed Real Estate Salesperson
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 **Douglas Elliman**
Commercial

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Retail Property For Sale

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Offering Summary	
Sale Price:	Call 6312202860
Building Size:	4,000 SF
Available SF:	
Lot Size:	5,264 SF
Number of Units:	2
Price / SF:	-
Cap Rate:	5.21%
NOI:	\$62,500
Year Built:	1937
Zoning:	COMMERCIAL

Property Overview

Introducing 24-26 West Merrick Road, a prime investment opportunity in Freeport, NY. This charming 1937-built commercial property boasts two fully leased units totaling 4,000 SF, offering a lucrative 100% occupancy rate for savvy investors. Ideally located in the bustling Long Island area and zoned for commercial use, this property presents an enticing proposition for those seeking a retail or street retail investment. With a prime location and full tenancy, this offering is a rare find in the market.

Property Highlights

- 4,000 SF commercial building
- Two fully leased retail units
- 1937 construction
- Zoned for commercial use
- Prime Long Island location
- 100% occupancy rate

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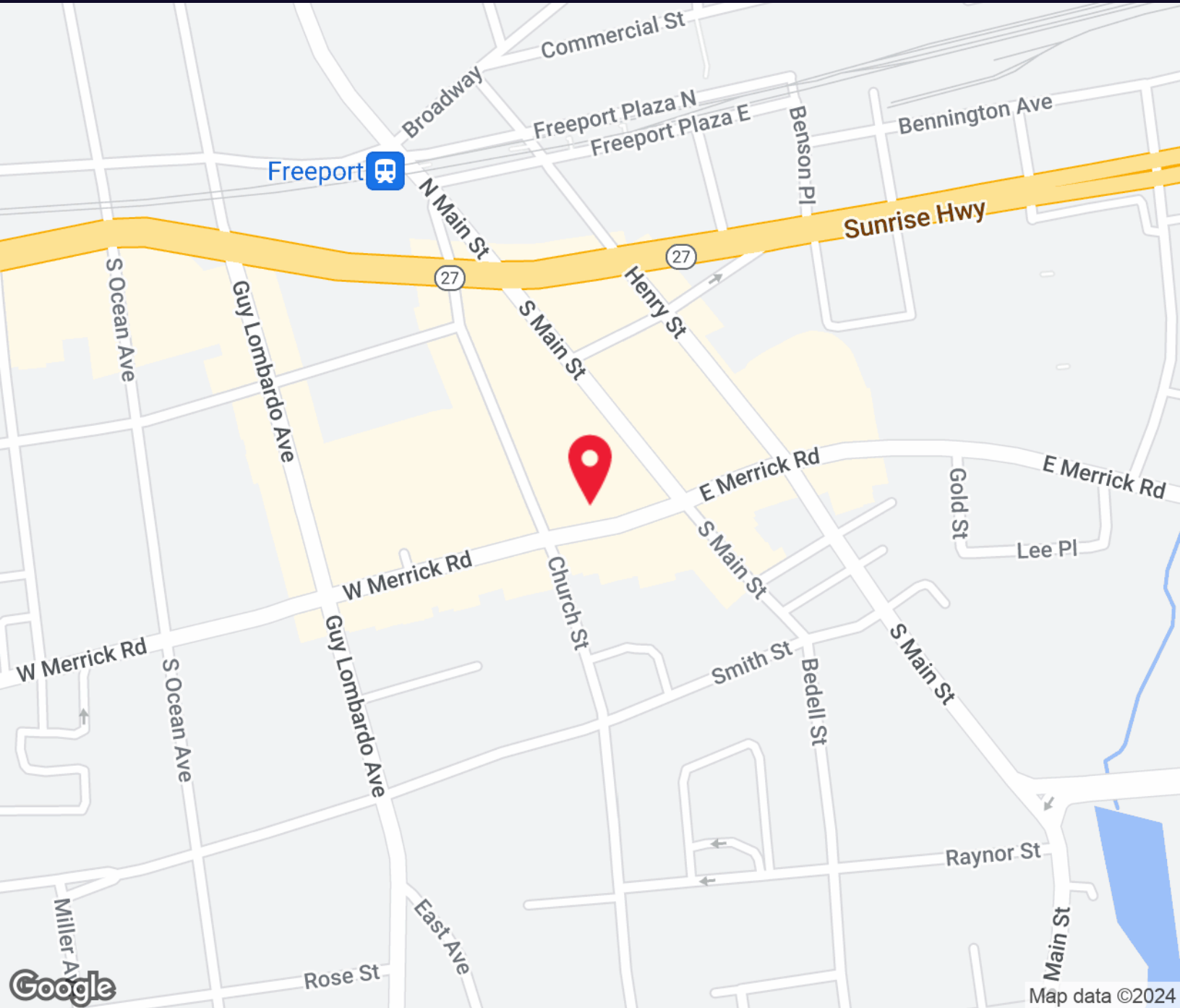
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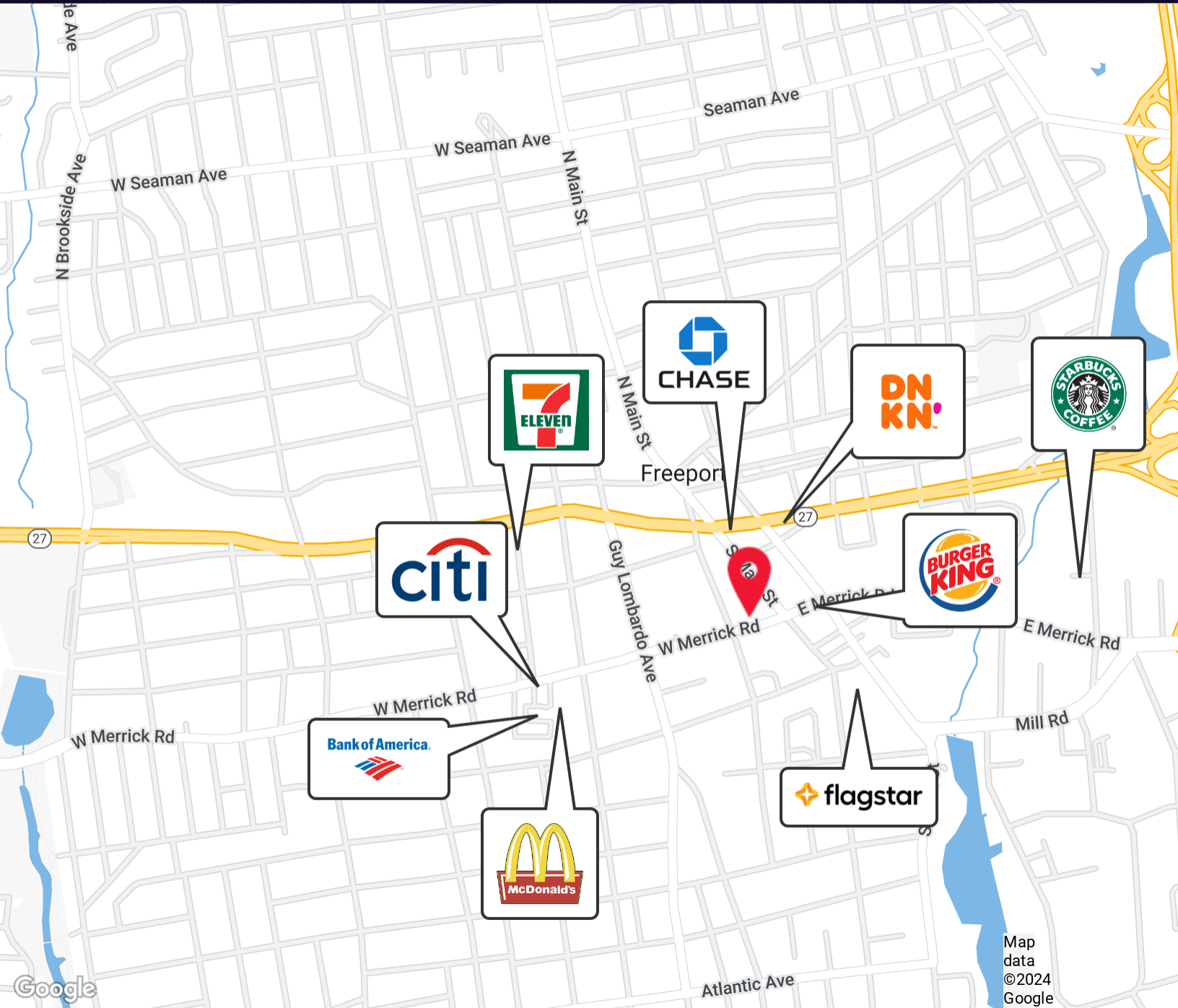
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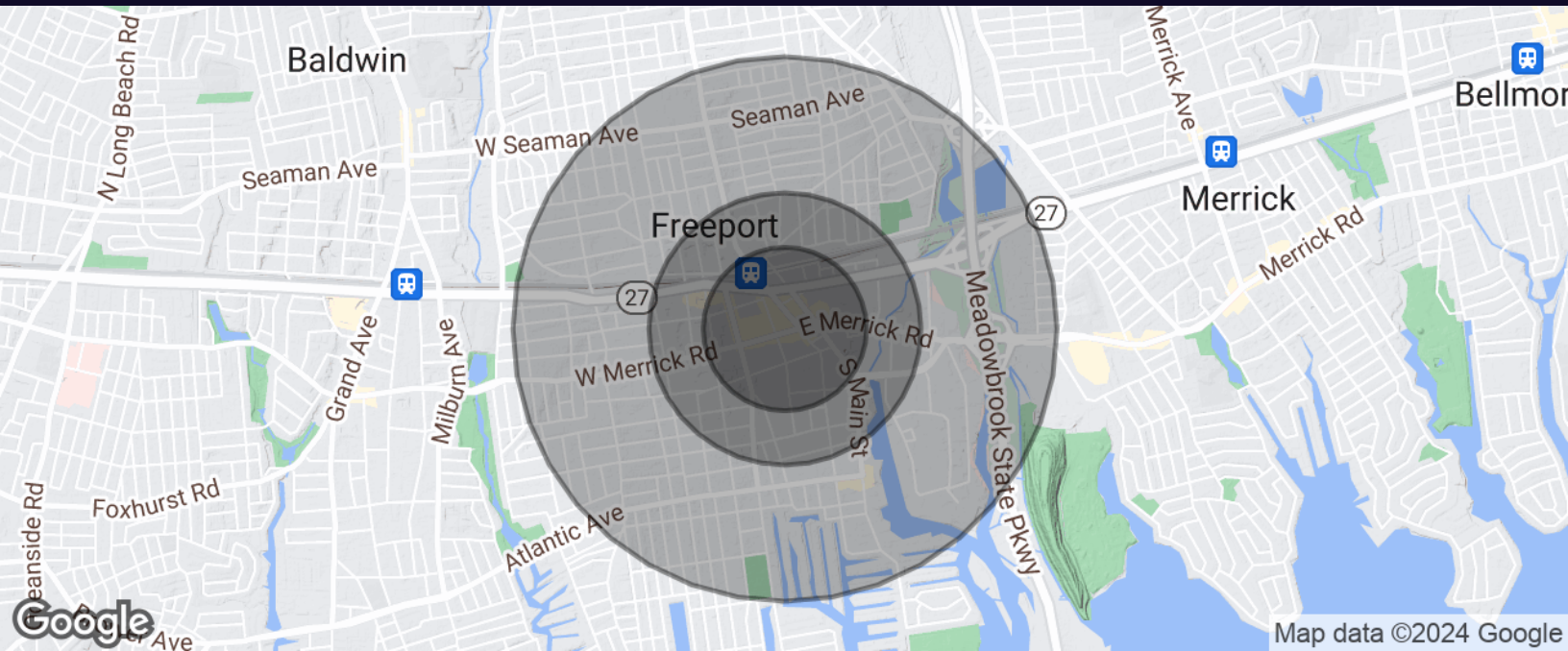
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,689	9,428	31,113
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	852	3,013	9,075
# of Persons per HH	3.2	3.1	3.4
Average HH Income	\$97,030	\$99,369	\$132,576
Average House Value	\$449,508	\$442,332	\$481,113

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