

FOR SALE
SUBMIT ALL PROPOSALS

4235 MERRICK ROAD

Massapequa, NY 11758 | Long Island



1.5+ ACRE COMMERCIAL REDEVELOPMENT
OPPORTUNITY EXISTING 25K SF BOWLING ALLEY

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Commercial Redevelopment Potential

1.5+ acre lot in high-traffic location
ideal for multiple uses

#2

Ample Parking

85 lined parking spaces with potential for
110+ Spaces with unutilized land

#3

Existing Retail Building

Existing 23,000 SF building currently
occupied by Massapequa Bowl

#4

Conversion Opportunity

Ideal for Medical Office or
Retail Conversion

#5

Location & Accessibility

Situated just off of the Seaford-Oyster Bay
Expy & Wantagh Pkwy, and nearby
the Massapequa & Seaford LIRR Lines



PROPERTY OVERVIEW

RIPCO REAL ESTATE as exclusive agent, is pleased to offer the sale of **4235 MERRICK ROAD** — in Massapequa, NY.

The single-story building is currently occupied by Ultra Lanes Bowling Alley (Massapequa Bowl), and will be delivered vacant at closing. The building spans ~23,000 SF with ~3,000 SF of mezzanine space used for events, offices, and storage. The building has recently upgraded HVAC (2019), and a recently partially replaced roof (2020). The size and layout of the property create the ideal formula for many types of alternative uses including medical office, retail, and more.

4235 Merrick Road spans over 1.5 acres, and currently has 85 lined parking spaces with the ability to add an estimated 25+ spaces to currently unutilized land. The property benefits from an easement across neighboring lot #454 which provides access to lot #75 for additional parking area. Situated just off of the traffic-light intersection of Merrick Road and Hicksville Road, the property provides fantastic exposure and accessibility with frontages on Merrick Road, Forest Avenue, and Orchard Street, plus visibility and egress from Hicksville Road. Additionally, the property is conveniently located less than a mile south of the Massapequa LIRR, Sunrise Highway, and within blocks to both the Wantagh State Parkway and Seaford-Oysterbay Expressway.

Please reach out to the exclusive brokers with any questions about the opportunity.



PROPERTY SUMMARY

THE OFFERING

| | | | | |
|-----------------|-----------------------------------|--------------------|------------------|--------------------|
| Address | 4235 Merrick Road | | | |
| Neighborhood | Massapequa | | | |
| Town | Oyster Bay | | | |
| Section | 57 | | | |
| Block | 198 | | | |
| Lot(s) | 456 | 457 | 452 | 75 |
| Lot SF | 55,587 SF (approx.) | 6,344 SF (approx.) | 864 SF (approx.) | 4,536 SF (approx.) |
| Gross Lot SF | 67,331 (approx.) | | | |
| Gross Acreage | 1.55 (approx.) | | | |
| On-Site Parking | 85 Cars (Potential for 110+ Cars) | | | |

BUILDING INFORMATION

| | | | | |
|---------------------|---------------------|--|--|--|
| Number of Buildings | 1 | | | |
| Stories | 1 | | | |
| Building SF | 22,865 SF (approx.) | | | |
| Mezzanine SF | 2,787 SF (approx.) | | | |
| Commercial Units | 1 | | | |
| Year Built | 1961 | | | |

ZONING INFORMATION

| | | | | |
|-------------------------|---|--|--|--|
| Zoning (Refer to pg. 7) | GB - General Business NB - Neighborhood Business | | | |
|-------------------------|---|--|--|--|

NASSAU COUNTY TAX INFORMATION

| | | | | |
|----------------------|------------------|-----------------|----------------|-----------------|
| Lot # | 456 | 457 | 452 | 75 |
| School Taxes (2022) | \$83,530 | \$11,465 | \$804 | \$8,948 |
| General Taxes (2022) | \$65,069 | \$8,931 | \$626 | \$6,970 |
| Total Property Taxes | \$148,599 | \$20,396 | \$1,430 | \$15,918 |
| Gross Property Taxes | \$186,343 | | | |

**4235 MERRICK ROAD
FOR SALE**

RETAIL MAP



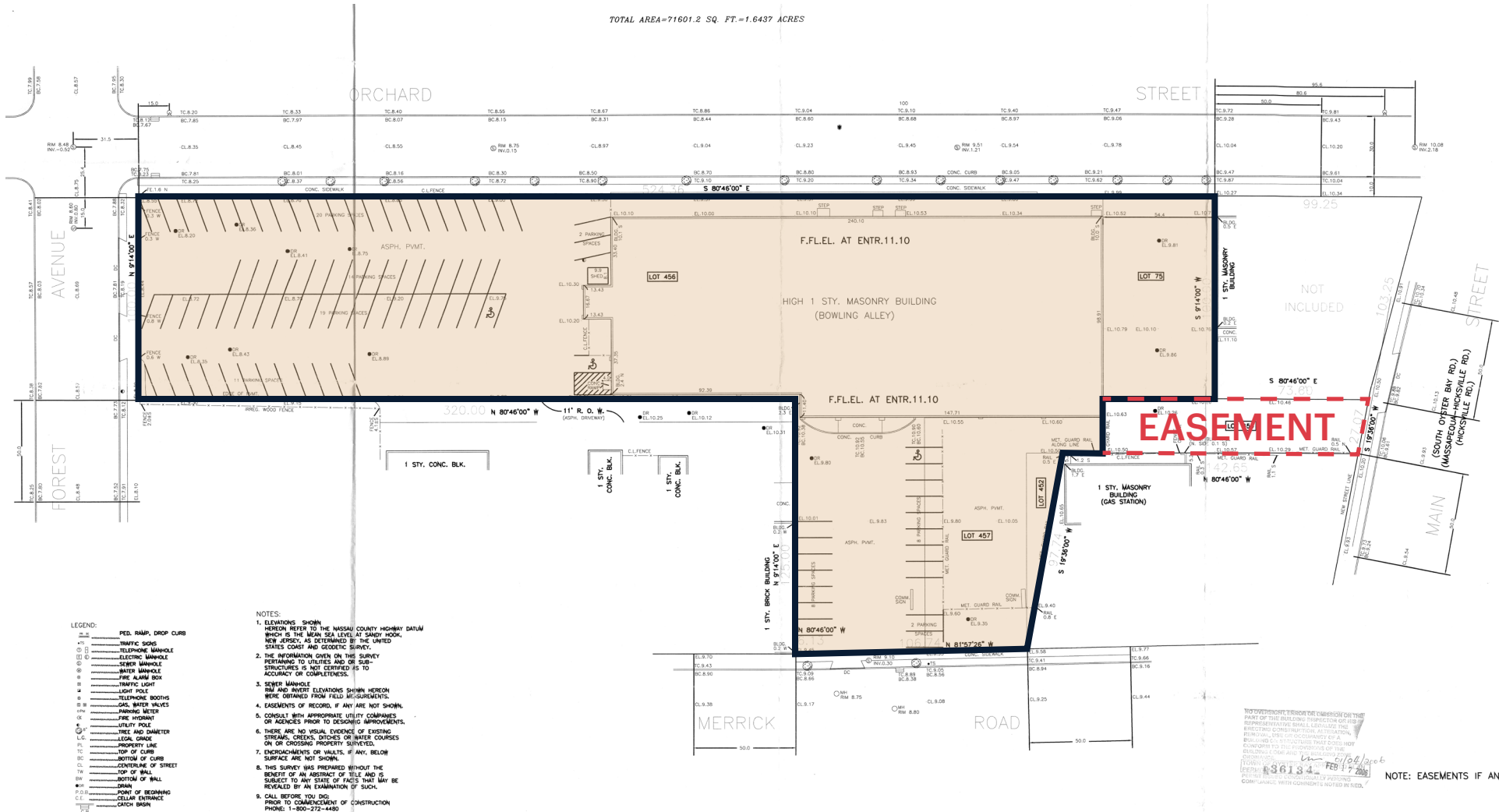
AREA DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|--|----------------|-----------------|-----------------|
| POPULATION | 18,602 | 129,350 | 328,034 |
| NUMBER OF HOUSEHOLDS | 6,175 | 43,959 | 110,330 |
| AVERAGE HOUSEHOLD INCOME | \$160,208 | \$155,354 | \$143,886 |
| MEDIAN HOUSEHOLD INCOME | \$126,823 | \$127,735 | \$117,508 |
| COLLEGE GRADUATES (BACHELOR'S+) | 5,780 44.5% | 39,757 43.7% | 92,295 40.2% |
| TOTAL BUSINESSES | 845 | 4,543 | 11,959 |
| TOTAL EMPLOYEES | 5,619 | 30,444 | 98,263 |
| DAYTIME POPULATION (W/ 16 YR+) | 11,158 | 68,907 | 195,597 |

SURVEY

TOTAL AREA=21601.2 SQ. FT.=1.6437 ACRES



- LEGEND:**
- 1. PED. RAMP, DROP CURB
 - 2. TRAFFIC SIGNS
 - 3. TELEPHONE MANHOLE
 - 4. ELECTRIC MANHOLE
 - 5. SEWER MANHOLE
 - 6. WATER MANHOLE
 - 7. FIRE ALARM BOX
 - 8. TRAFFIC LIGHT
 - 9. LIGHT POLE
 - 10. TELEPHONE BOOTH
 - 11. GAS, WATER VALVES
 - 12. PARKING METER
 - 13. FIRE HYDRANT
 - 14. UTILITY POLE
 - 15. TREE AND QUARTER
 - 16. LEGAL GRADE
 - 17. PROPERTY LINE
 - 18. TOP OF CURB
 - 19. BOTTOM OF CURB
 - 20. CENTERLINE OF STREET
 - 21. TOP OF WALL
 - 22. BOTTOM OF WALL
 - 23. BRICK
 - 24. POINT OF BEGINNING
 - 25. CURB EXTERIOR
 - 26. CATCH BASIN

- NOTES:**
1. ELEVATIONS SHOWN HEREON REFER TO THE NASSAU COUNTY HIGHWAY DATUM WHICH IS THE MEAN SEA LEVEL AT SANDY HOOK, NEW JERSEY, AS DETERMINED BY THE UNITED STATES COAST AND GEODETIC SURVEY.
 2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND STRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
 3. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
 4. EASEMENTS OF RECORD, IF ANY ARE NOT SHOWN, CONSULT WITH APPROPRIATE UTILITY COMPANIES OR AGENCIES PRIOR TO DESIGNING IMPROVEMENTS.
 5. THERE ARE NO VISUAL EVIDENCES OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON OR CROSSING PROPERTY SURVEYED.
 6. ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN.
 7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
 8. CALL BEFORE YOU DIG. PRIOR TO COMMENCEMENT OF CONSTRUCTION PHONE: 1-800-372-4440

NOTWITHSTANDING THE FOREGOING THE ENGINEER OR SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON OR CROSSING THE PROPERTY SURVEYED. THE ENGINEER OR SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON OR CROSSING THE PROPERTY SURVEYED.

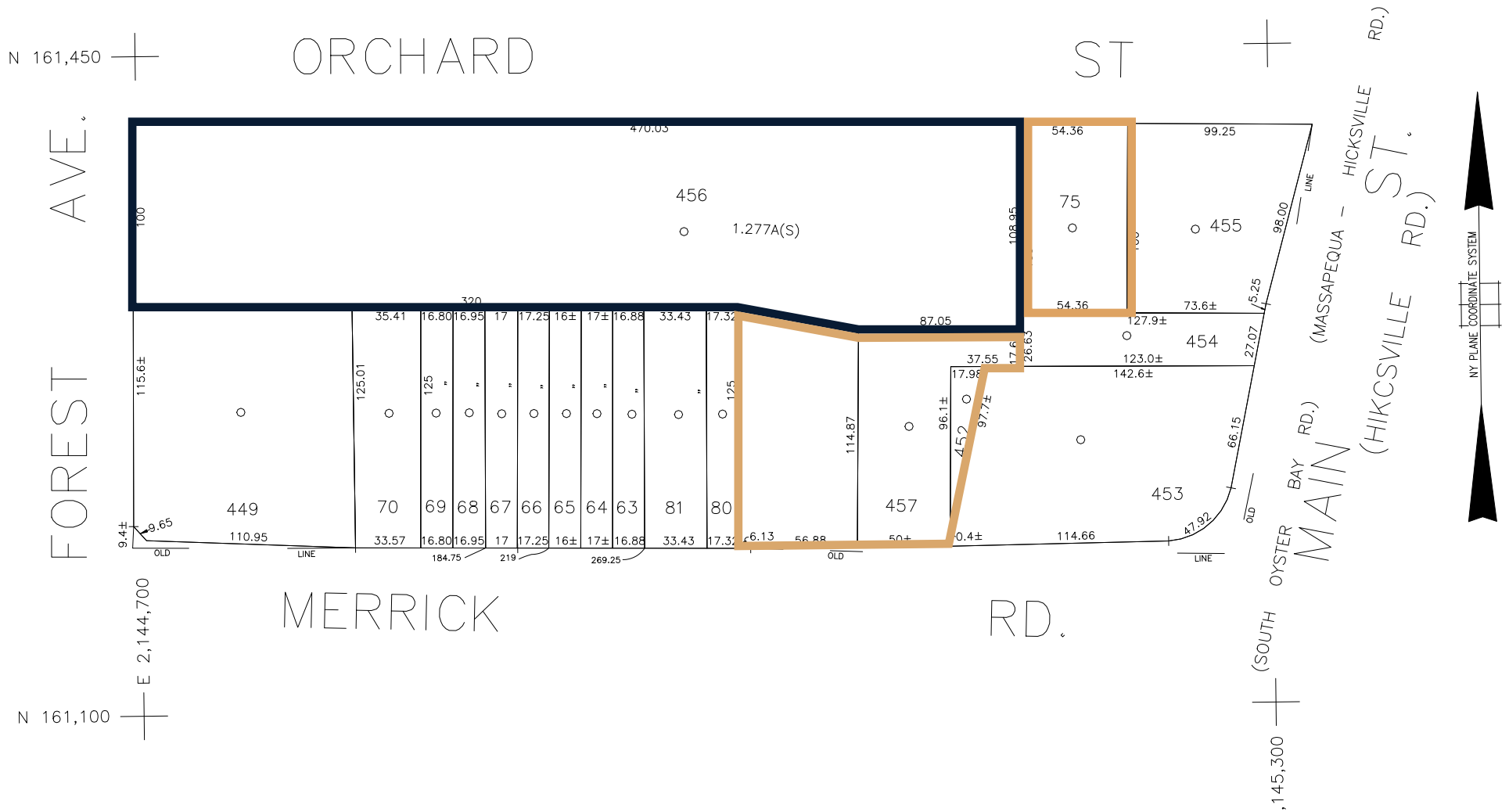
DATE: FEB 17, 2024
 486134
 01/06/2024

NOTE: EASEMENTS IF ANY N

ZONING MAP

KEY

- General Business (GB)
- Neighborhood Business (NB)



4235 MERRICK ROAD
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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