

2,568 SF Restaurant For Sale

5422 Merrick Road Massapequa, NY 11758



For More Information:

Ben Indiviglia

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
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ben.indiviglia@elliman.com

 **Douglas Elliman**
Commercial

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Retail Property For Sale

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Offering Summary

Sale Price:	\$1,300,000
Building Size:	2,568 SF
Available SF:	2,568 SF
Lot Size:	9,500 SF
Number of Units:	1
Year Built:	1961
Zoning:	Retail / Restaurant

Property Overview

This retail property has been an established restaurant for over 30 years. Taxes for both lots \$36,733 18 Dedicated Parking Spaces. Possible Medical Conversion.

Property Highlights

- Possible Medical Conversion
- 18 Car On-Site Parking Lot
- 18,000 Vehicles Pass Per Day

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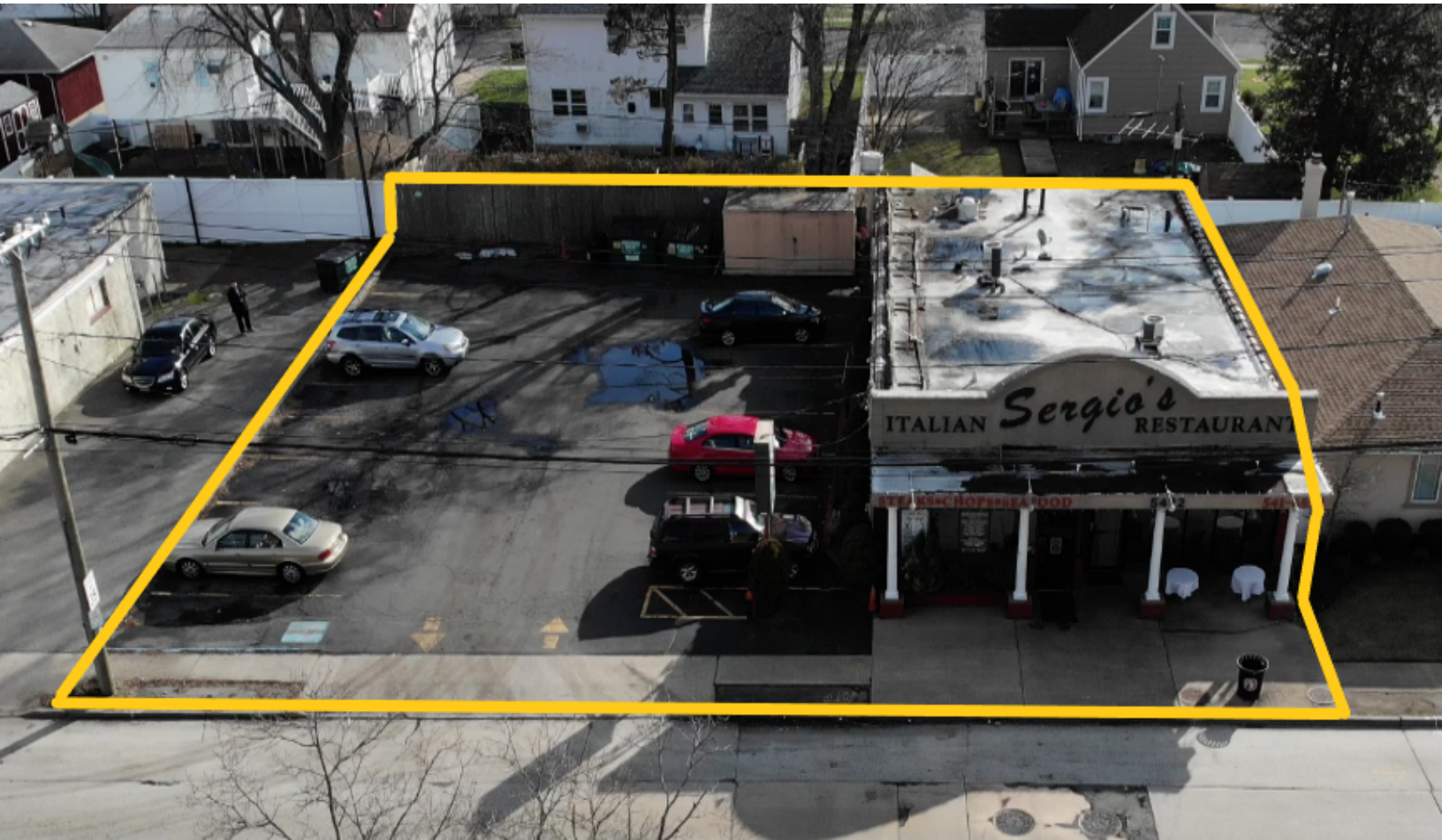
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Aerial View of Property

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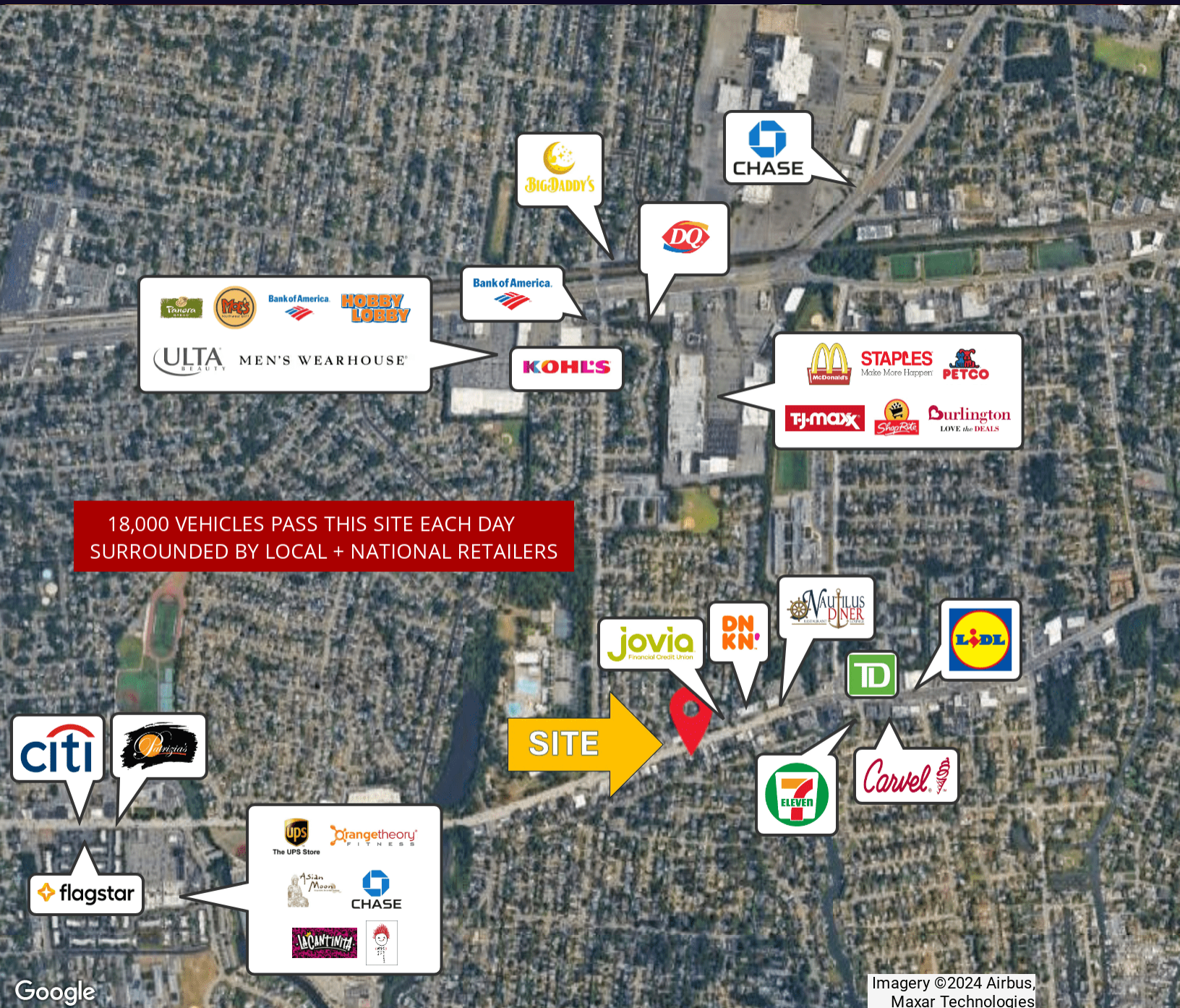
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18,000 VEHICLES PASS THIS SITE EACH DAY
SURROUNDED BY LOCAL + NATIONAL RETAILERS

SITE →

Imagery ©2024 Airbus, Maxar Technologies

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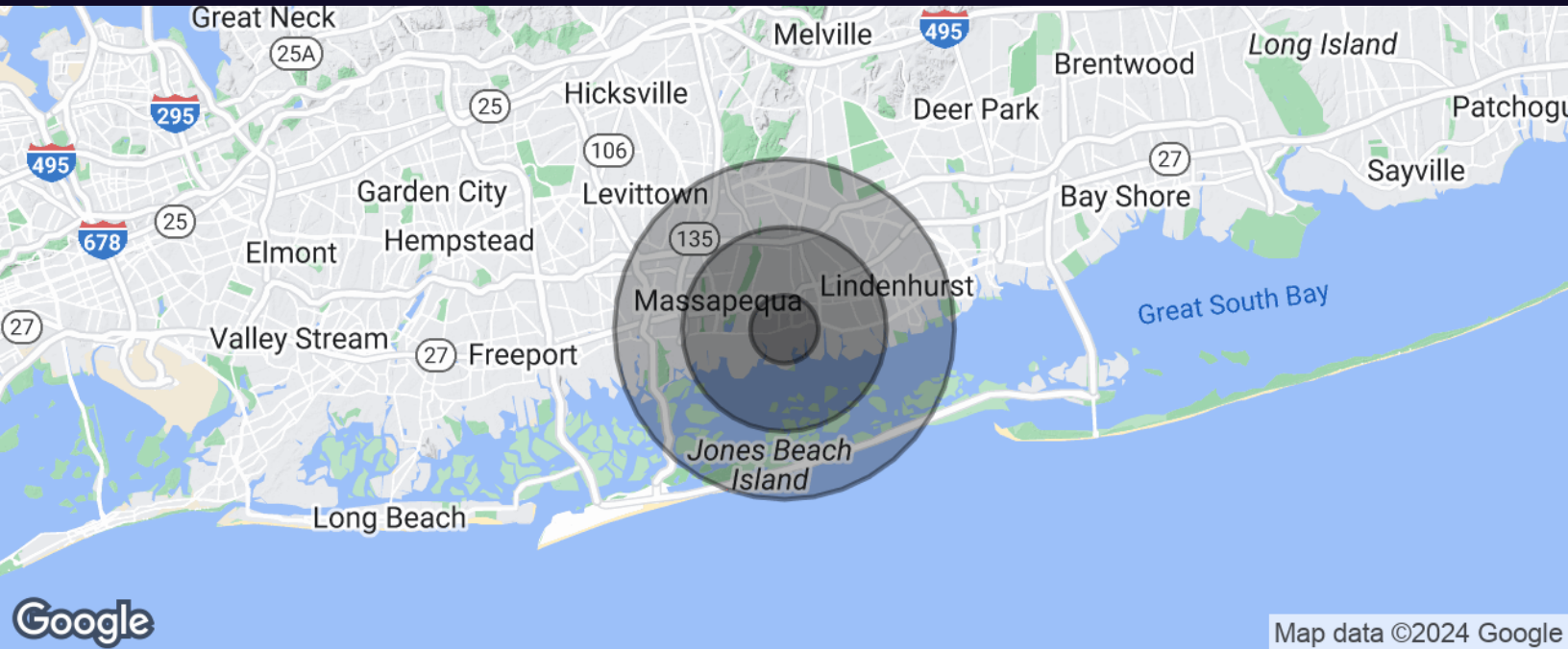
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Property Demographic Report

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Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	16,154	125,625	278,419
Average Age	44	43	43
Average Age (Male)	43	41	41
Average Age (Female)	46	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,652	41,913	93,418
# of Persons per HH	2.9	3	3
Average HH Income	\$179,452	\$168,693	\$171,841
Average House Value	\$703,765	\$635,894	\$632,536

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NY #10401224061

Professional Background

As a native Long Islander, current resident, and Hofstra Graduate, I have worked in various aspects of retail banking, mortgages, financial services, and real estate. I began my career at The Long Island Savings Bank as a teller while attending college. I continued after graduation with the bank which was purchased by Astoria Federal. I later worked as a team leader in a local call center. I moved on as a Client Financial Analyst with Citibank as they acquired European American Bank and then decided to add to my knowledge base by joining Preferred Empire Mortgage, a local mortgage broker. While observing the mortgage industry grow beyond expectations, I decided to again diversify my experience by leaving the mortgage company in June 2006 and pursued a career as a financial advisor with Investors Capital, a nationwide independent broker/dealer. I obtained my real estate license in order to help people navigate these turbulent times in the real estate market as well. Observing the real estate market locally over the past 15 years has really given insight to what is out there. The combined 30 years of experience allow me to view a client's complete financial scenario from many perspectives. I enjoy being able to help homeowners and business owners make good decisions based on their needs.

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