

OFFERING MEMORANDUM

2345 Merrick Rd | Bellmore, New York 11710

LONGTIME ESTABLISHED BUSINESS + PROPERTY FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



2345 Merrick Rd | Bellmore, New York 11710

Building Size:	6,000 SF	Lot Size:	0.39 Acres
# of Bays:	Six (6)	Drive Ins:	Five (5)
Heat:	Oil	Frontage:	140 Feet
Annual Taxes:	\$54,508.00	Sale Price:	\$3,999,000.00

Longtime Established Business + Property For Sale

Exceptional opportunity to acquire a well-maintained 6,000-square-foot auto collision facility situated on a 0.39-acre parcel in one of Long Island's most active commercial corridors. This highly visible property offers a turnkey setup for an established collision repair operator or automotive entrepreneur seeking a fully functional facility with excellent accessibility, strong traffic exposure, and secure outdoor storage.

The building is specifically configured for auto collision and body repair operations, featuring six drive-in service bays, a dedicated spray booth area, and ample workspace to support efficient vehicle processing and repair. The shop and spray booth areas are heated with oil-fired systems, while the office area is serviced by electric heat and central air conditioning, providing year-round comfort for administrative staff and customers. The property is further enhanced by a monitored security system and fire suppression system, delivering both operational security and safety.

A major advantage of the property is its secure outdoor space, including both a fenced side yard and fenced rear yard, providing valuable room for vehicle storage, staging, inventory, equipment, and fleet operations. Eleven parking spaces are located at the front of the building, offering convenient customer and employee parking.

Strategically located just two minutes from the Bellmore Long Island Rail Road (LIRR) station, the property benefits from outstanding accessibility for employees and customers. The site is surrounded by a strong mix of national retailers, local businesses, restaurants, and service providers, creating a vibrant commercial environment and a steady flow of potential customers. With traffic counts exceeding 36,000 vehicles per day, the property enjoys exceptional visibility and exposure.

Prominent marquee signage and strong street frontage further enhance the property's presence, making it an ideal location for any automotive-related business seeking brand recognition and customer accessibility.

This is a rare opportunity for an end-user seeking a turnkey auto collision facility in a premier Long Island location. With its functional layout, six drive-in bays, spray booth, secure

Exclusively represented by:

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COMPLETE HIGHLIGHTS

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Longtime Established Business + Property For Sale

- Turnkey 6,000 SF Auto Collision Business + Property w.ith six drive-in bays, spray booth area, and operational infrastructure in place for immediate occupancy. Five additional drive-in garages along side and rear of building
- Prime High-Visibility Location along a major commercial corridor with over 36,000 vehicles passing daily and prominent marquee signage.
- Secure Outdoor Storage featuring both fenced side and rear yards, ideal for vehicle staging, inventory, and equipment storage.
- Excellent Accessibility located just 2 minutes from the Bellmore LIRR Station and surrounded by national retailers, local businesses, and service providers.
- Well-Equipped & Protected Asset featuring oil heat in the shop and spray booth areas, electric heat and central A/C in the office, a monitored security system, fire suppression system, and 11 front parking spaces.

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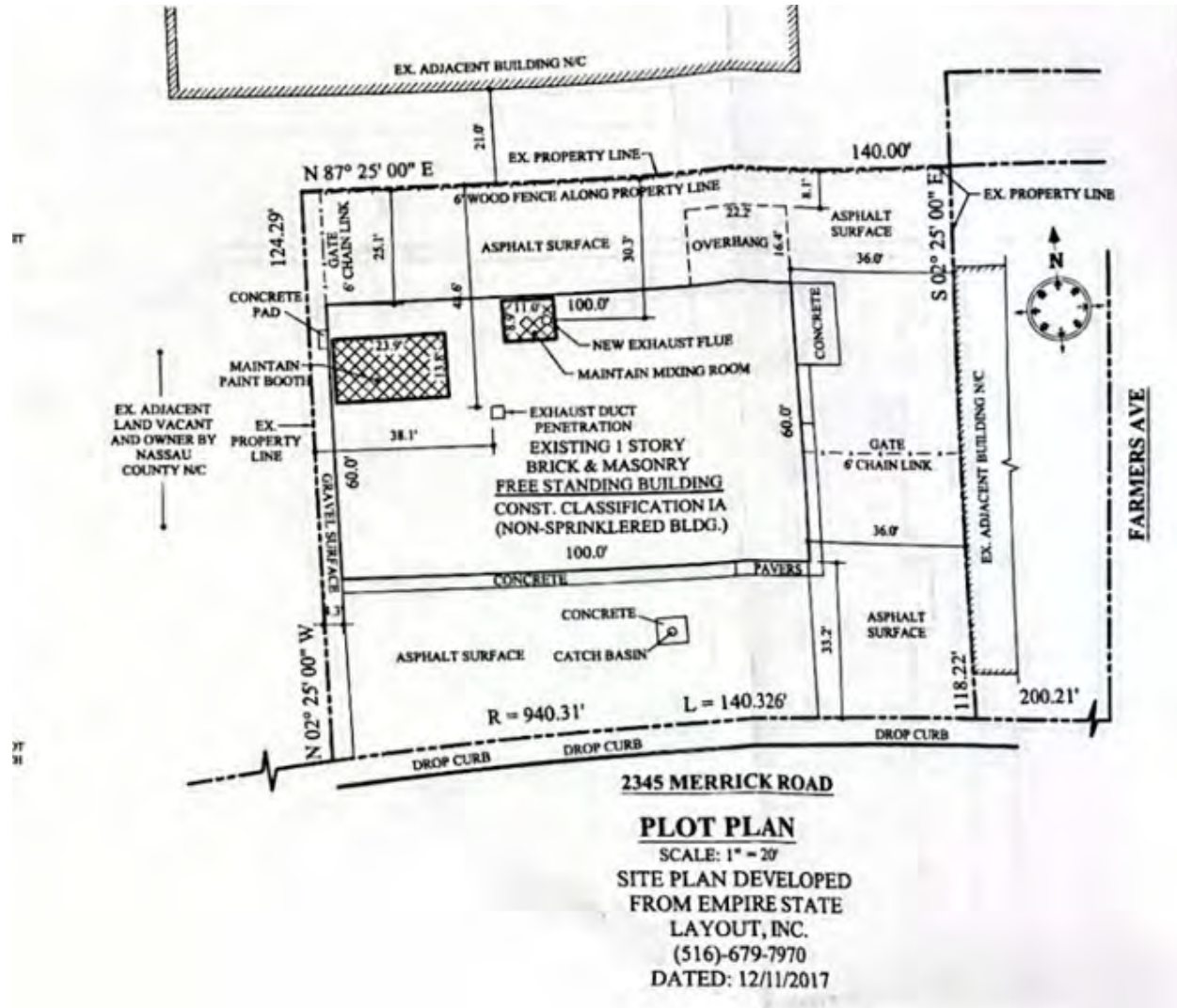
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SITE PLAN

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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RETAILER MAP

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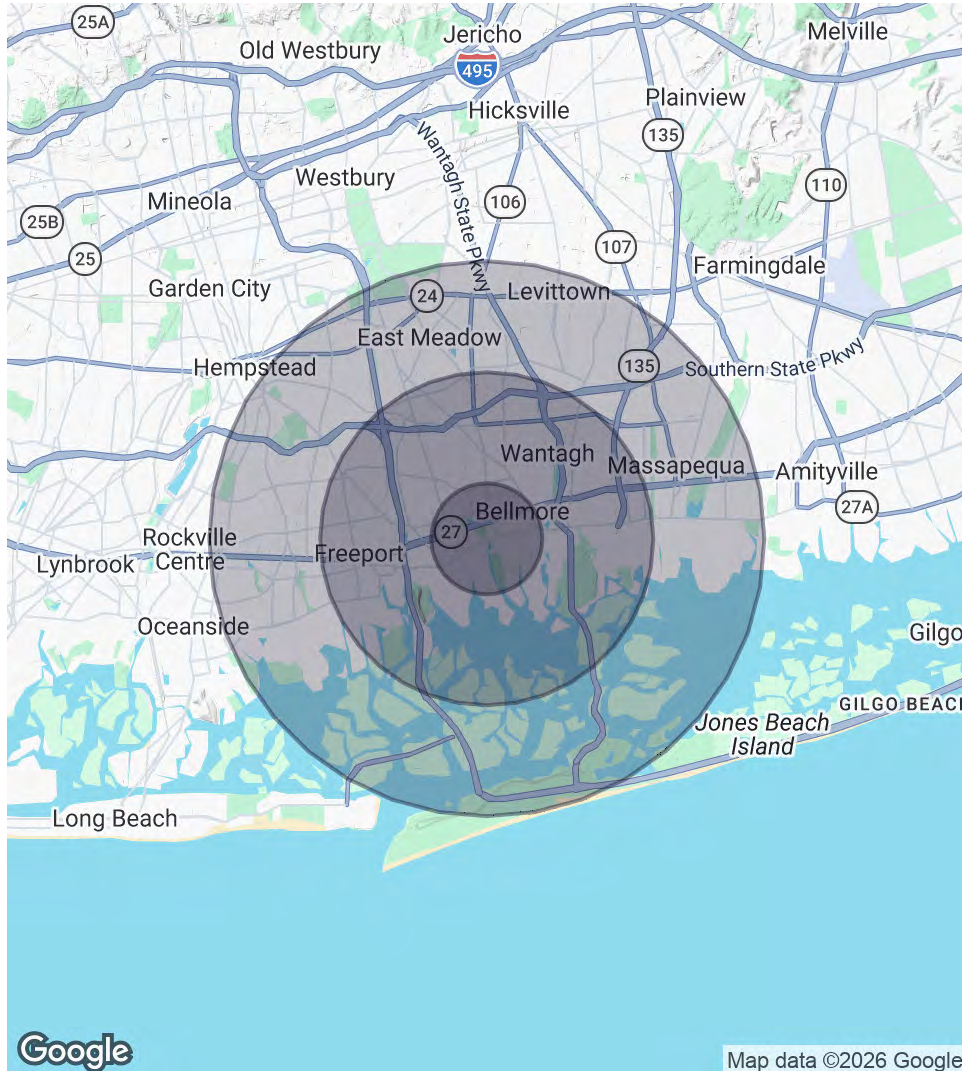
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DEMOGRAPHICS MAP & REPORT

2345 Merrick Rd | Bellmore, New York 11710



1 Mile Radius

Population

18,686

Households

6,328

Average HH Income

\$198,369

3 Miles Radius

Population

153,062

Households

48,475

Average HH Income

\$181,167

5 Miles Radius

Population

399,696

Households

125,851

Average HH Income

\$174,493

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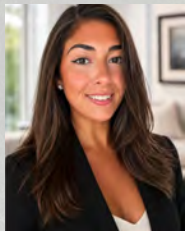


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We Are Commercial Real Estate

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