

OFFERING MEMORANDUM

2461 Merrick Avenue Dental | 2461 Merrick Ave Merrick, NY 11566

FOR SALE



Commercial



EXECUTIVE SUMMARY

2461 Merrick Avenue Dental | 2461 Merrick Ave Merrick, NY 11566

Building Size:	3,415 SF	Lot Size:	6,423 SF
Available SF:	-	Sale Price:	\$1,300,000
Number of Units:	2		
Year Built:	1961		

**enter disclaimer here...*

Property Overview

Merrick Dental / 5 bedroom 3 bath colonial over a ground floor active dental office. Take advantage of a versatile live/work opportunity with a medical/professional office, or utilize an expansive 3 story single family home. Town of Hempstead allows for primary residency while operating an owner occupied business. The dental office consists of: 4 operatories with nitrous and silver solder, 3 are plumbed, lead lined wall, doctors office room, sterilization room, dark room, switch water, suction, compressor, extra insulation, reinforced support beams, 2 kitchenettes, ADA bathroom, additional half bath and full bath. 2nd floor has a living room, dining room, new quartz kitchen with sliding doors to the deck, laundry room, primary bedroom with on suite bathroom, 2 additional bedrooms and hall bathroom. 3rd floor has 2 bedrooms with wall unit AC's, full bath and walk in closet/storage. Approximately 3400 FT on 3 floors. HVAC units replaced in 2023 providing forced hot air and central air independently to the Doctors office and 2nd floor. 2 gas boilers, 2 electric meters, roof replaced in 2012, front exterior is painted, 2 aprons and driveways, 6-7 parking spaces.

Exclusively represented by:

Ben Indiviglia

Licensed Real Estate Salesperson
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Charles Maione

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RETAILER MAP

2461 Merrick Avenue Dental | 2461 Merrick Ave Merrick, NY 11566



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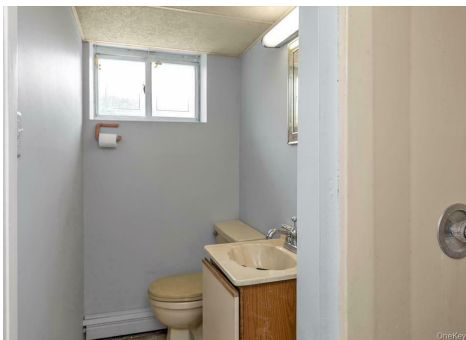
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ADDITIONAL PHOTOS

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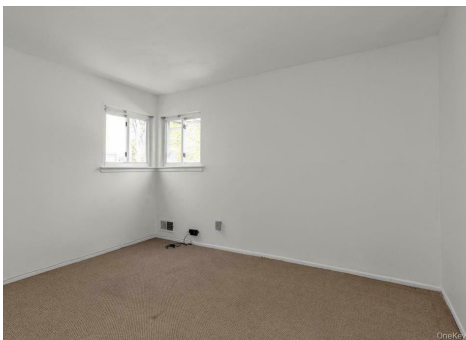
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FLOOR PLAN

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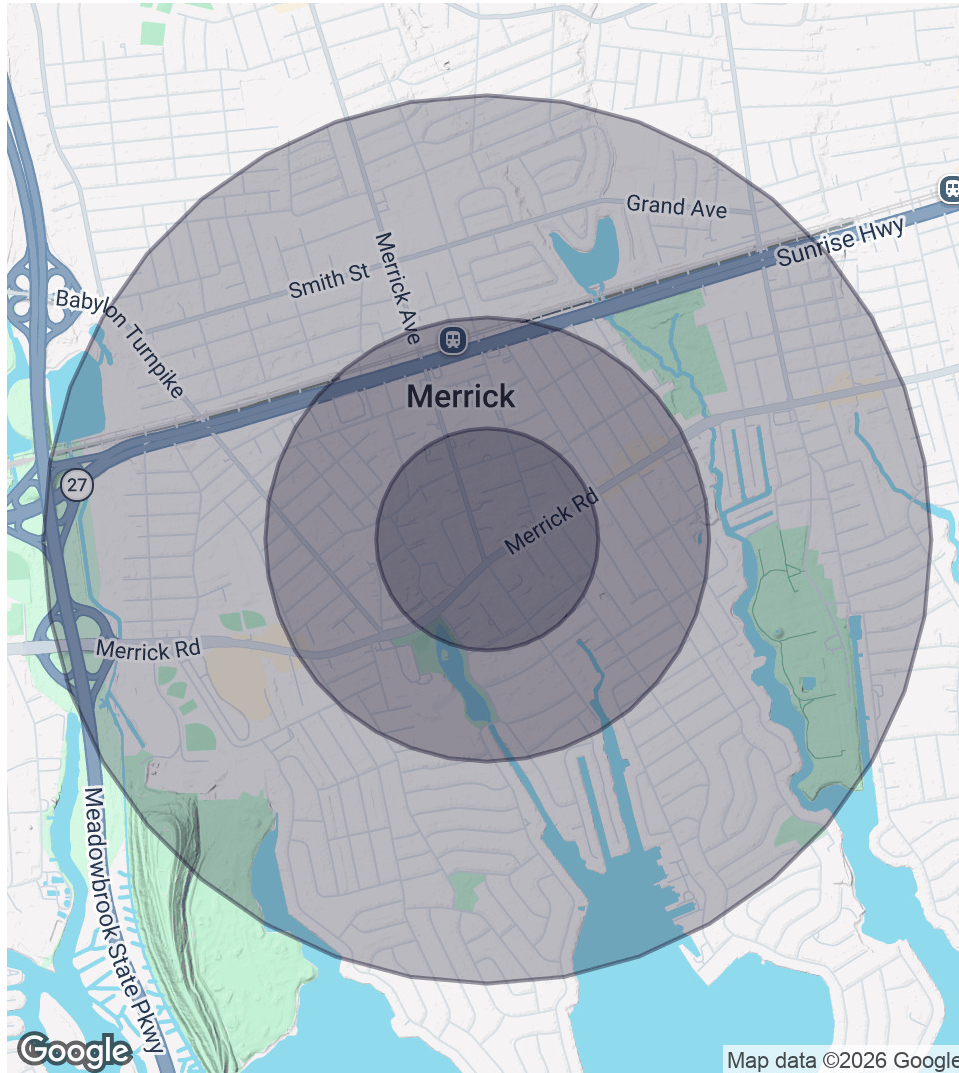
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DEMOGRAPHICS MAP & REPORT

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0.25 Miles Radius

Population
1,079
Households
382
Average HH Income
\$206,906

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
4,491
Households
1,567
Average HH Income
\$207,704

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
16,758
Households
5,780
Average HH Income
\$207,831

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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We Are Commercial Real Estate

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