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**EXCLUSIVE**  
**Retail/Office Investment Opportunity**  
**131 & 135 Merrick Road Merrick, NY 11566**

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Sabre Real Estate Group  
500 Old Country Road  
Suite 209  
Garden City NY 11530  
T 516 874 8070 x 1522



131 & 135 MERRICK ROAD MERRICK, NY

*subject property*

INVESTMENT OVERVIEW

FINANCIAL INFO

LOCATION OVERVIEW

TRADE AREA

SITE PLAN

PROPERTY PHOTOS



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**INVESTMENT DESCRIPTION**

The subject premises is comprised of two buildings on the southwest corner of Merrick Rd and Babylon Tpke in Merrick, NY, which is in the township of Hempstead. The first building is a one story medical office building containing a total of 10,360 sf with an above grade lower level. The current owner occupies 3,780 sf of space. The physical set up including floors and dimensions allow the facility to be credentialed for office based surgery. The current owner is credentialed by aaaasf. The practice itself is credentialed. If A doctor purchases the building, he would be able to get himself credentialed for office based surgery as the space meets all aaaasf requirements. The second building is a one story retail building which is occupied by a hair salon. It contains approximately 1,360 sf. There is a shared parking lot which allows for 52 cars. The properties are less than one mile east of the Meadowbrook Parkway. Both buildings must be sold together.

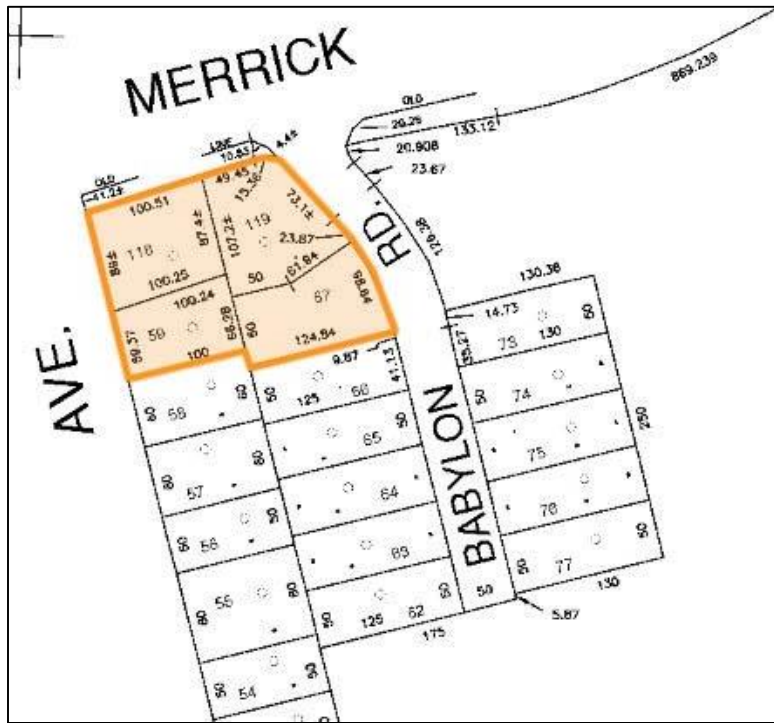
**PRICING**

Asking Price: \$ 3,250,000  
 Net Operating Income: \$306,369  
 Projected Cap Rate: 9.4%

**PROPERTY CHARACTERISTICS**

	<b>131 Merrick Rd</b>	<b>135 Merrick Rd</b>	<b>135 Merrick Rd</b>
Building SF:	10,460	1,360	
Lot Acreage:	.36 acres	.20 acres	.14 acres
Approximate Floor Size:	5,230 SF	1,360 SF	
Sec/Block/Lot:	62/190/67	62/190/118	62/190/59
Description:	One Story Office	One Story Retail	Parking Lot
Parking Spaces:	52	52	52
Taxes:	\$75,416*	\$20,596*	\$10,623*

\*Taxes are currently being grieved





# 131 & 135 MERRICK ROAD MERRICK, NY

*financial information*

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## RENT ROLL

Tenant	Square Feet	Rent Type (G=Gross)	Gross Rent PSF	Monthly Rent	Annual Rent	Lease End	Comments
<b>131 Merrick Rd</b>							
Orthopedic Surgeon	1,450	G	\$34.76	\$4,200	\$50,400	5/1/2020	Dr. would like to extend lease
Owner's Proposed Tenant	3,780	G	\$59.52	\$18,750	\$225,000		Gastroenterologist
Lower Level - Vacant - Proposed	5,230	G	\$20.00	\$8,717	\$104,604		Physical Therapy
<b>Grand Totals</b>	<b>10,460</b>		<b>\$38.09</b>	<b>\$31,667</b>	<b>\$380,004</b>		
<b>135 Merrick Rd</b>							
Hair Salon	1,360	G	\$44.12	\$5,000	\$60,000	12/1/2019	would like to extend to a 5 year lease
<b>Grand Totals</b>	<b>11,820</b>	G		<b>\$36,667</b>	<b>\$440,004</b>		

\* Owner has a tenant to take his space starting in July 2020  
\$225,000 was the agreed upon rent for 10 years

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**INCOME STATEMENT**

	131 Merrick Rd	135 Merrick Rd	131-135 Merrick Rd
<b>Income</b>			
Gross Rental Income	\$ 380,004	\$ 61,800	\$ 441,804
<b>Expenses</b>			
Real Estate Taxes	\$ 75,416	\$ 31,219	\$ 106,635
Utilities	\$ 21,500	tenant pays	\$ 21,500
Insurance	\$ 2,300	tenant pays	\$ 2,300
Landscaping/Snow Removal	\$ 5,000		\$ 5,000
<b>Total Expenses</b>	<b>\$ 104,216</b>	<b>\$ 31,219</b>	<b>\$ 135,435</b>
<b>Net Income</b>	<b>\$ 275,788</b>	<b>\$ 30,581</b>	<b>\$ 306,369</b>

**PRICING**

Asking Price	\$ 3,250,000
Net Operating Income	\$ 306,369
Projected Cap Rate	9.4%

**COMMENTS**

- Tenants are separately metered for utilities
- Utility expenses consist of common area electric and water charges
- Highly visible location
- Easy access to/from Merrick Road
- Owner is grieving the taxes
- Current doctors space meets all aaasf requirements for office bases surgery.

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*location overview*

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Merrick is a hamlet and census-designated place (CDP) in the Town of Hempstead in Nassau County, New York, United States. As of the 2010 census, the CDP population was 22,097. The name *Merrick* is taken from *Meroke*, the name (meaning peaceful) of the Algonquian tribe formerly indigenous to the area. It is served by the Merrick station on the Long Island Rail Road on the Babylon line.



# 131 & 135 MERRICK ROAD MERRICK, NY

*trade area*

INVESTMENT OVERVIEW

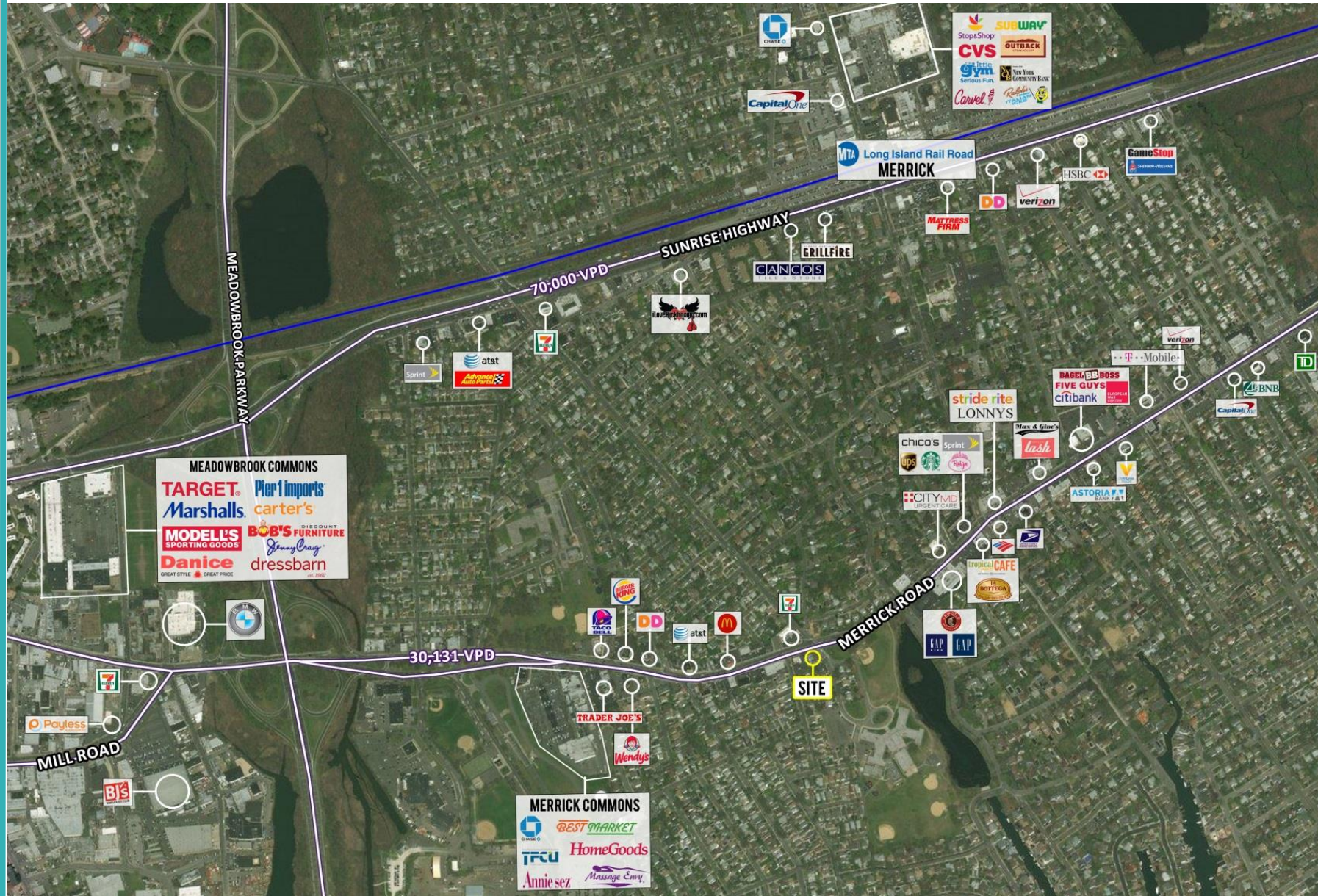
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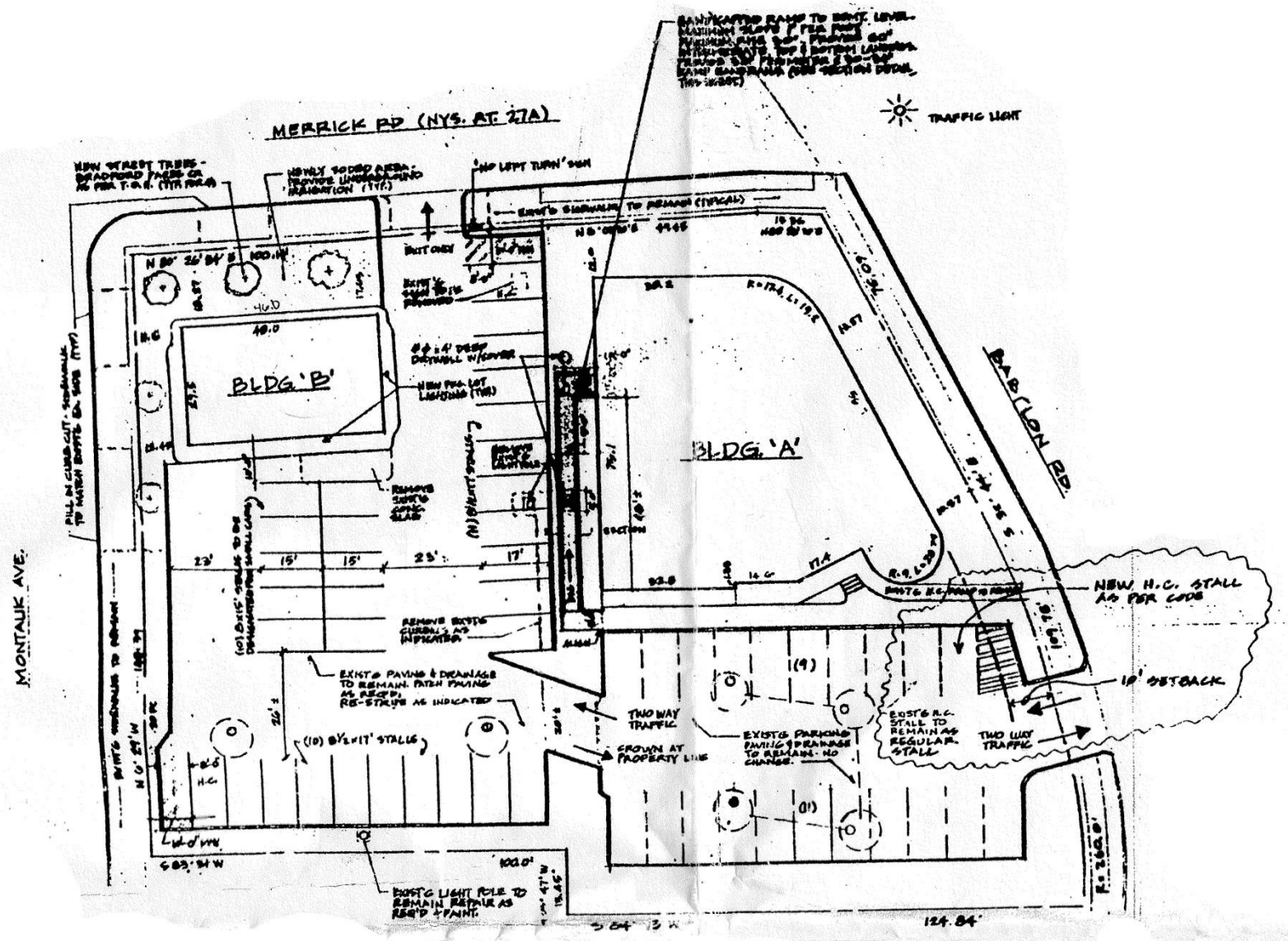
Demographics	1 mile	3 miles	5 miles
Population		15,258	149,216
Median HHI		\$128,376	\$100,192
Daytime Population		7,789	45,392



# 131 & 135 MERRICK ROAD MERRICK, NY

site plan

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**131 & 135 MERRICK ROAD MERRICK, NY**  
*property photos*

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