

## For Sale

# 115-117 South Main Street & Merrick Road Freeport, NY

**HUGE PRICE REDUCTION  
OWNER WANTS DEAL!!!**



**2 Buildings on 8,066 SF Lot  
1,752 SF Retail & 1,568 SF Warehouse Garage**

**Sale Price: \$790,000**  
~~\$888,000~~  
**Taxes: \$26,918**

**Available Immediately**

For additional information or to  
arrange inspection contact:

**Exclusive Agent:**  
**Steven Epstein**  
**Real Estate Salesperson**  
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### Property Particulars

- **2 buildings: Combined size 3,320 SF on 8,066 SF lot**
- **Building #1: 115-117 South Main Street**
  - 1,752 SF one story retail with 2 stores, plus full basement
  - Taxes: \$16,153
- **Building #2: Merrick Road**
  - 1,568 SF warehouse garage building on slab
  - 14' height
  - 5 drive-in doors
  - Parking on site, plus street
  - Taxes: \$10,765
- **Traffic Count: 25,000 cars daily**
- **Neighboring Tenants: The Home Depot, Walgreens, Rainbow & VIM Stores, Chevrolet, Jaguar, Land Rover**
- **Close proximity to LIRR & major roadways including Sunrise Hwy & Meadowbrook Parkway**