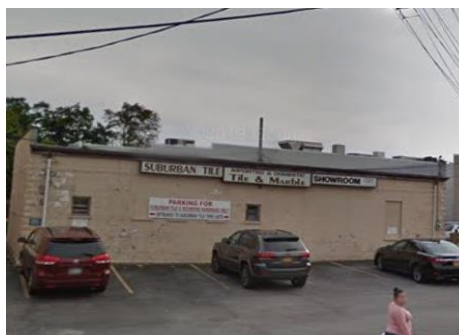


## For Sale

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



**2 Buildings on 8,066 SF Lot**

**1,752 SF Retail & 1,568 SF Warehouse Garage**

**Sale Price: \$888,000**

**Taxes: \$26,918**

**Available Immediately**

**For additional information or to  
arrange inspection contact:**

***Exclusive Agent:***

**Steven Epstein**

**Real Estate Salesperson**

**Direct: 516.320.7704**

**[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)**

### 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**