

For Sale • Freeport • NY

27A West Merrick Road 1,060 Square Feet +/-

**Drastic Price
 Reduction**



Located in the heart of the Freeport Downtown Business District

Sale Price: \$488,000
Now \$399,000
Taxes: \$11,039

Available Immediately

For information and/or inspection call:

Exclusive Agent:
Steven Epstein
Real Estate Salesperson
Direct: 516.320.7704

Property Particulars:

- ◆ 1,060 SF +/- building on 2,139 SF +/- lot
- ◆ 2 parking spaces on site, plus ample parking available at adjacent municipal lot
- ◆ Gas heat
- ◆ 20 feet frontage
- ◆ Huge visibility on Merrick Road
- ◆ 25,000 cars daily traffic count
- ◆ Area tenants include: VIM Store, Rainbow Shop, Burger King, McDonald's, Walgreens, Chase Bank, Bank of America, BMW, Jaguar, Land Rover, Cadillac, & Chevrolet