

## For Sale

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

Buildings can be sold separately  
(Separate lots)

**FURTHER PRICE REDUCTION  
OWNER WANTS DEAL!!!**



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

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

#### Sale Price Options:

Both: **\$750,000**

Each: **\$399,000**

Combined Taxes: \$26,918

Available Immediately

For additional information or to arrange inspection contact:

**Exclusive Agent:**

**Steven Epstein**

**Real Estate Salesperson**

**Direct: 516.320.7704**

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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
  - Parking on site, plus street
  - Taxes: \$16,153
  - **Sale Price: \$399,000**
- **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
  - **Sale Price: \$399,000**
- 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