

30 Jericho Executive Plaza Suite 300C Jericho, NY 11753

P 631.421.1000 F 631.421.0680

www.unitedrealtyinc.com

For Sale / Lease • Freeport, NY

56-58 W. Merrick Rd • 17,000 sq. ft. building

IDEAL for Contractors, Electrical, Plumbing, Home Improvement, Etc.



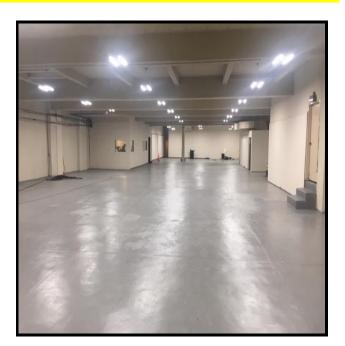
Sale Price: \$1,988,000 Taxes: \$66,886 (\$3.93/sf)

Available Immediately

For information and/or inspection call:

Exclusive Agent:

Steven Epstein Real Estate Salesperson Direct: 516.320.7704 sepstein@unitedrealtyinc.com



Property Particulars:

- ♦ 17,000 sq. ft. 2 story building
 1st floor 10,000 sq. ft. @\$15' net
 2nd floor 7,000 sq. ft. @\$10' net
- Located in Heart of Business District
- 25,000 cars per day traffic count
- Large municipal parking at rear of building
- Gas heat
- Ample electric power
- I drive-in door
- Zoning Business B