

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
- ◆ 1 drive-in door
- ◆ **Zoning Business B**