

# For Sale

Prime Commercial Building – Ideal for User or Investor

**360A W Merrick Rd, Valley Stream, NY 11580**



**585 Stewart Avenue-Suite 790, Garden City, NY 11530**

**Office: 516.203.8100 Fax: 516.203.8199**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

**For Further  
Information Contact:**

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# Property Highlights

**LOCATION:** Section 37 Block 346 Lot 926  
Section 37 Block 346 Lot 927  
The property is located on West Merrick Road where the traffic count is approximately 26,700 cars daily. Easy access from Southern State Parkway, Laurelton Parkway and Sunrise Highway. Central Avenue is a major north/south connector route.

**PLOT SIZE:** 8,624 SF

**BUILDING SIZE:** 12,295 SF on 2 floors

**PARKING:** Private parking lot for 25 ± cars

**GENERAL INFO:**

- C -2 Zoning
- Oil & Gas Heat
- Full A/C
- 600 amps, 3 phase
- Concrete and Steel
- 200 lbs /psf floor load
- 21 Skylights
- Fire and security Alarms
- New Energy Efficient Lighting
- 6 Bathrooms in building

**PURCHASE PRICE:** \$1,750,000

**FLOOR 1:**

- Offices
- Warehouse / Storage
- Bathrooms
- Loading Door

**FLOOR 2:**

- Offices

**RENTAL INCOME:** \$150,000 ± from Month-to-Month Office Tenants

**COMMENTS:**

- Excellent visibility & signage
- Located adjacent to new Honda Service Center
- The site is the one of the most prominent and visible sites on West Merrick Road.

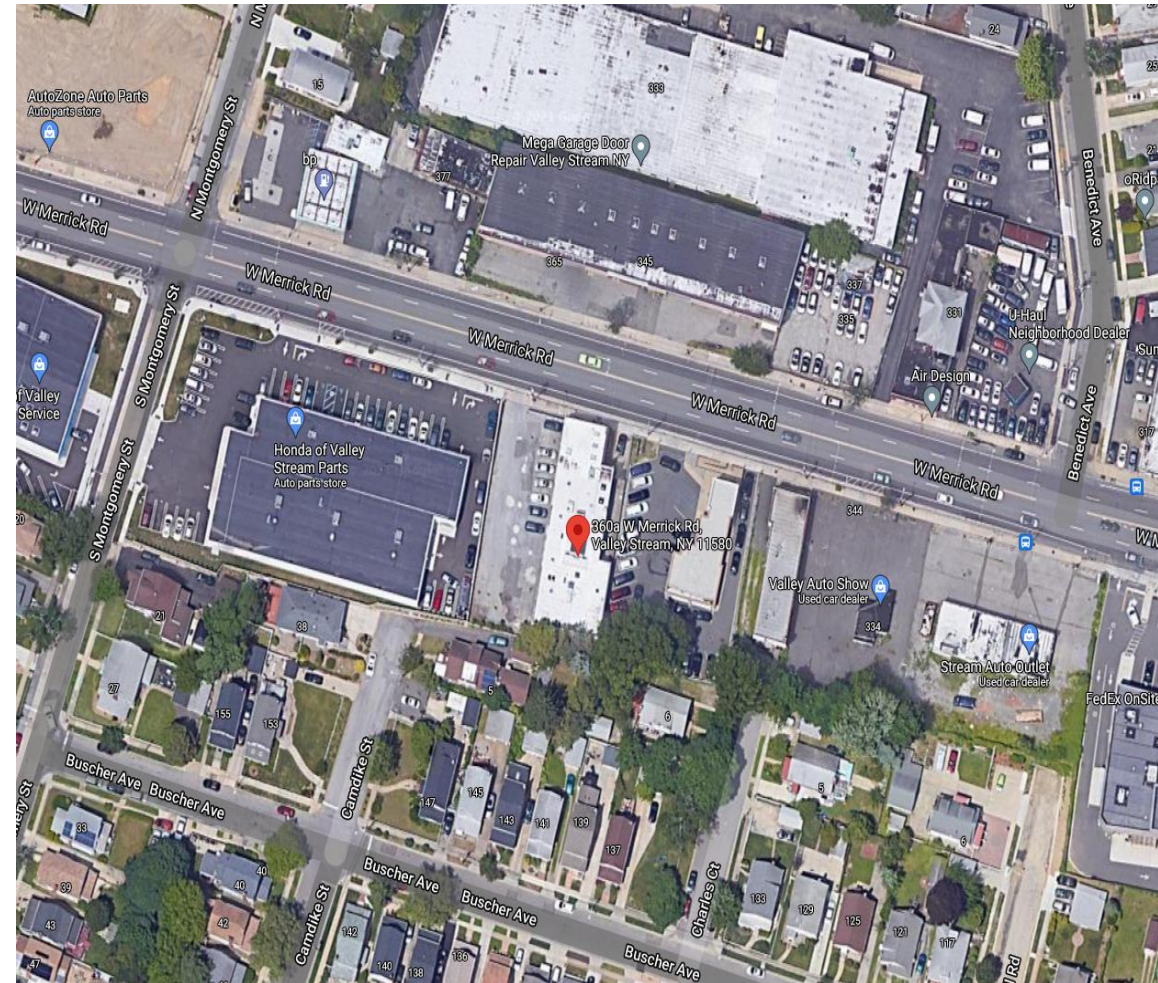
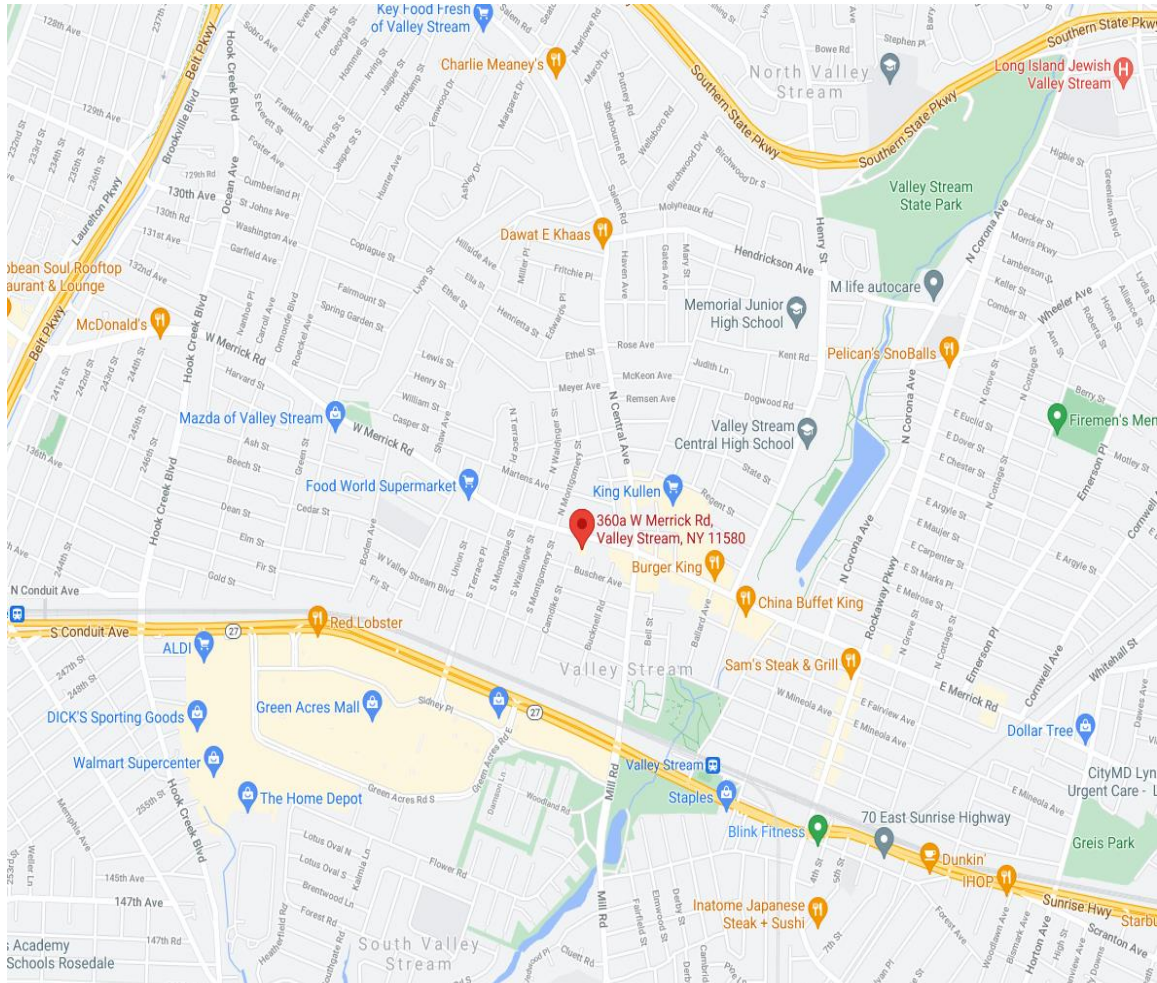
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