

## FOR SALE – 6% CAP

2562 Merrick Road, Bellmore, NY 11710



### Overview :

6% CAP - IDEAL AUTOMOTIVE USER/INVESTOR BUILDING in Bellmore, New York zoned as **COMMERCIAL GARAGE REPAIRS, AUTO BODY, TIRE SHOPS AND OTHER RELATED REPAIRS**. The property, situated on an 8,700 square foot lot, consists of a 3,277 SF building with onsite parking, pylon signage and excellent visibility. The property is located in an ideal retail area and can be delivered either vacant, or, the current tenants would consider signing long term leases. Located on Merrick Road between Bellmore Avenue and Newbridge Road, the property is located in a high traffic area.

### FOR MORE INFORMATION, PLEASE CONTACT:

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### DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2017 HH Income	\$150,965	\$154,292	\$136,942
2017 Est. Population	20,543	70,349	144,985

**ADT: 30,000**