

FOR SALE
SUBMIT ALL PROPOSALS

4235 MERRICK ROAD

Massapequa, NY 11758 | Long Island



1.5+ ACRE COMMERCIAL REDEVELOPMENT
OPPORTUNITY EXISTING 25K SF BOWLING ALLEY

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Commercial Redevelopment Potential

1.5+ acre lot in high-traffic location
ideal for multiple uses

#2

Ample Parking

85 lined parking spaces with potential for
110+ Spaces with unutilized land

#3

Existing Retail Building

Existing 23,000 SF building currently
occupied by Massapequa Bowl

#4

Conversion Opportunity

Ideal for Medical Office or
Retail Conversion

#5

Location & Accessibility

Situated just off of the Seaford-Oyster Bay
Expy & Wantagh Pkwy, and nearby
the Massapequa & Seaford LIRR Lines



PROPERTY OVERVIEW

RIPCO REAL ESTATE as exclusive agent, is pleased to offer the sale of **4235 MERRICK ROAD** — in Massapequa, NY.

The single-story building is currently occupied by Ultra Lanes Bowling Alley (Massapequa Bowl), and will be delivered vacant at closing. The building spans ~23,000 SF with ~3,000 SF of mezzanine space used for events, offices, and storage. The building has recently upgraded HVAC (2019), and a recently partially replaced roof (2020). The size and layout of the property create the ideal formula for many types of alternative uses including medical office, retail, and more.

4235 Merrick Road spans over 1.5 acres, and currently has 85 lined parking spaces with the ability to add an estimated 25+ spaces to currently unutilized land. The property benefits from an easement across neighboring lot #454 which provides access to lot #75 for additional parking area. Situated just off of the traffic-light intersection of Merrick Road and Hicksville Road, the property provides fantastic exposure and accessibility with frontages on Merrick Road, Forest Avenue, and Orchard Street, plus visibility and egress from Hicksville Road. Additionally, the property is conveniently located less than a mile south of the Massapequa LIRR, Sunrise Highway, and within blocks to both the Wantagh State Parkway and Seaford-Oysterbay Expressway.

Please reach out to the exclusive brokers with any questions about the opportunity.



PROPERTY SUMMARY

THE OFFERING

Address	4235 Merrick Road			
Neighborhood	Massapequa			
Town	Oyster Bay			
Section	57			
Block	198			
Lot(s)	456	457	452	75
Lot SF	55,587 SF (approx.)	6,344 SF (approx.)	864 SF (approx.)	4,536 SF (approx.)
Gross Lot SF	67,331 (approx.)			
Gross Acreage	1.55 (approx.)			
On-Site Parking	85 Cars (Potential for 110+ Cars)			

BUILDING INFORMATION

Number of Buildings	1			
Stories	1			
Building SF	22,865 SF (approx.)			
Mezzanine SF	2,787 SF (approx.)			
Commercial Units	1			
Year Built	1961			

ZONING INFORMATION

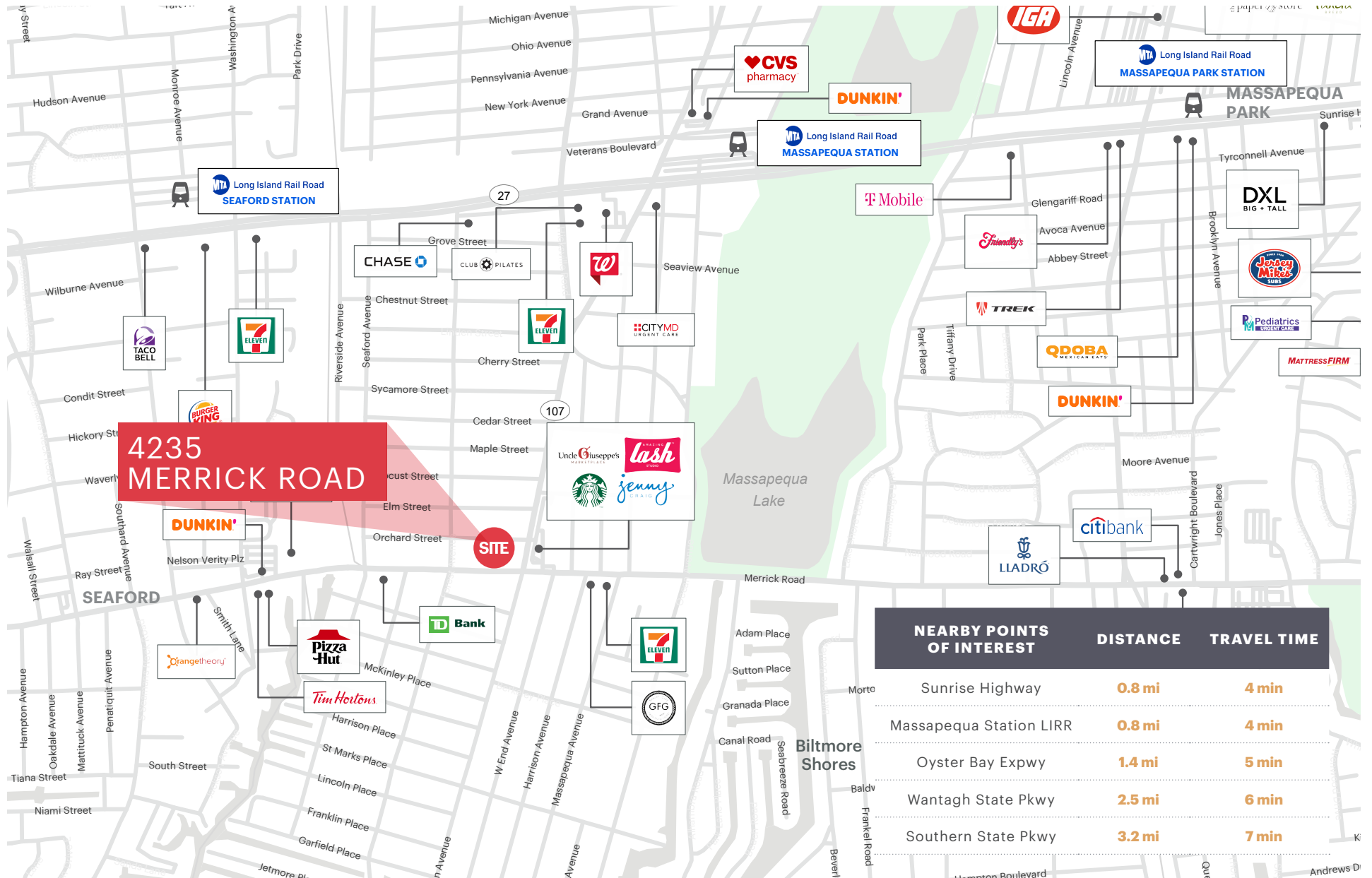
Zoning (Refer to pg. 7)	GB - General Business NB - Neighborhood Business			
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NASSAU COUNTY TAX INFORMATION

Lot #	456	457	452	75
School Taxes (2022)	\$83,530	\$11,465	\$804	\$8,948
General Taxes (2022)	\$65,069	\$8,931	\$626	\$6,970
Total Property Taxes	\$148,599	\$20,396	\$1,430	\$15,918
Gross Property Taxes	\$186,343			

**4235 MERRICK ROAD
FOR SALE**

RETAIL MAP

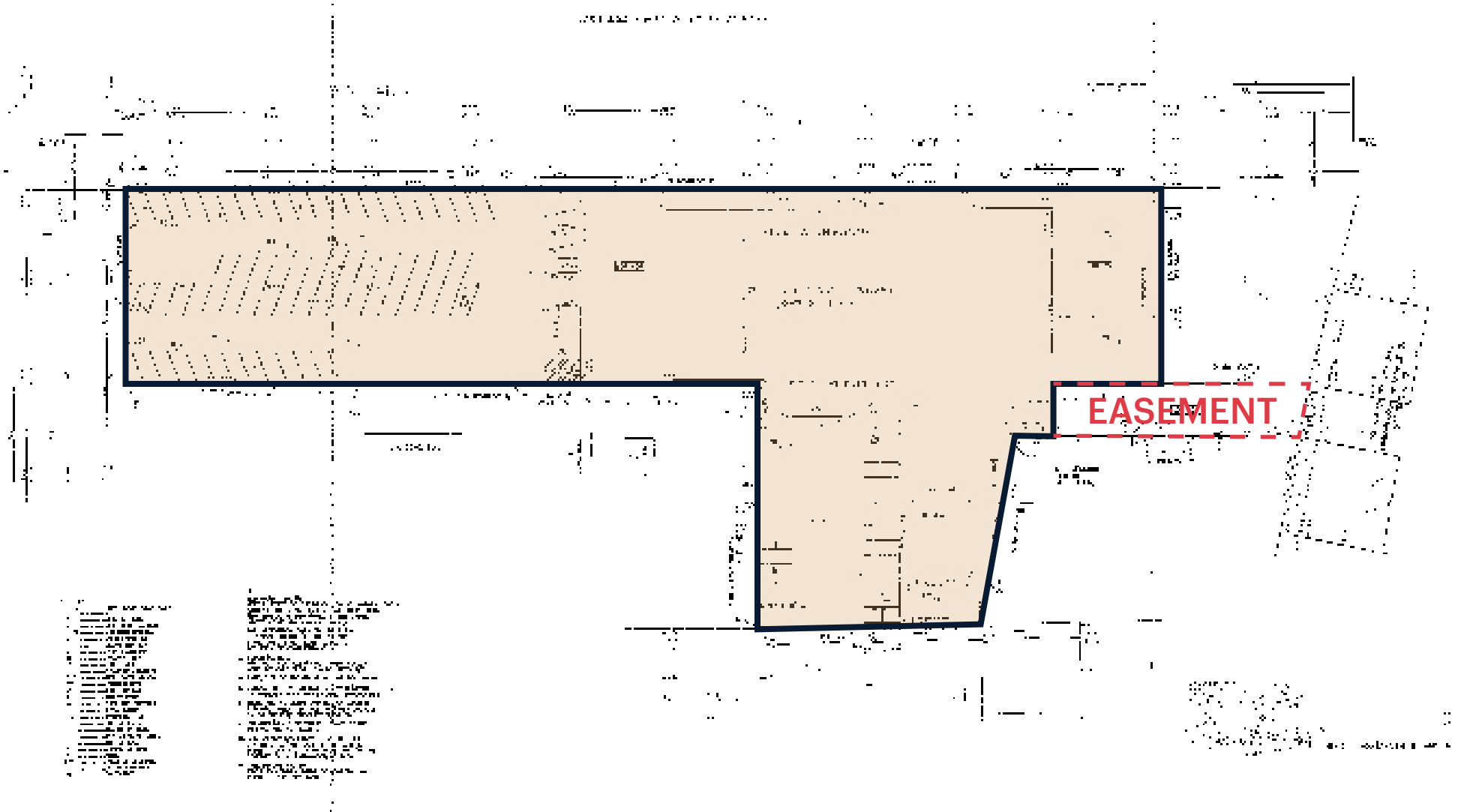


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	18,602	129,350	328,034
NUMBER OF HOUSEHOLDS	6,175	43,959	110,330
AVERAGE HOUSEHOLD INCOME	\$160,208	\$155,354	\$143,886
MEDIAN HOUSEHOLD INCOME	\$126,823	\$127,735	\$117,508
COLLEGE GRADUATES (BACHELOR'S+)	5,780 44.5%	39,757 43.7%	92,295 40.2%
TOTAL BUSINESSES	845	4,543	11,959
TOTAL EMPLOYEES	5,619	30,444	98,263
DAYTIME POPULATION (W/ 16 YR+)	11,158	68,907	195,597

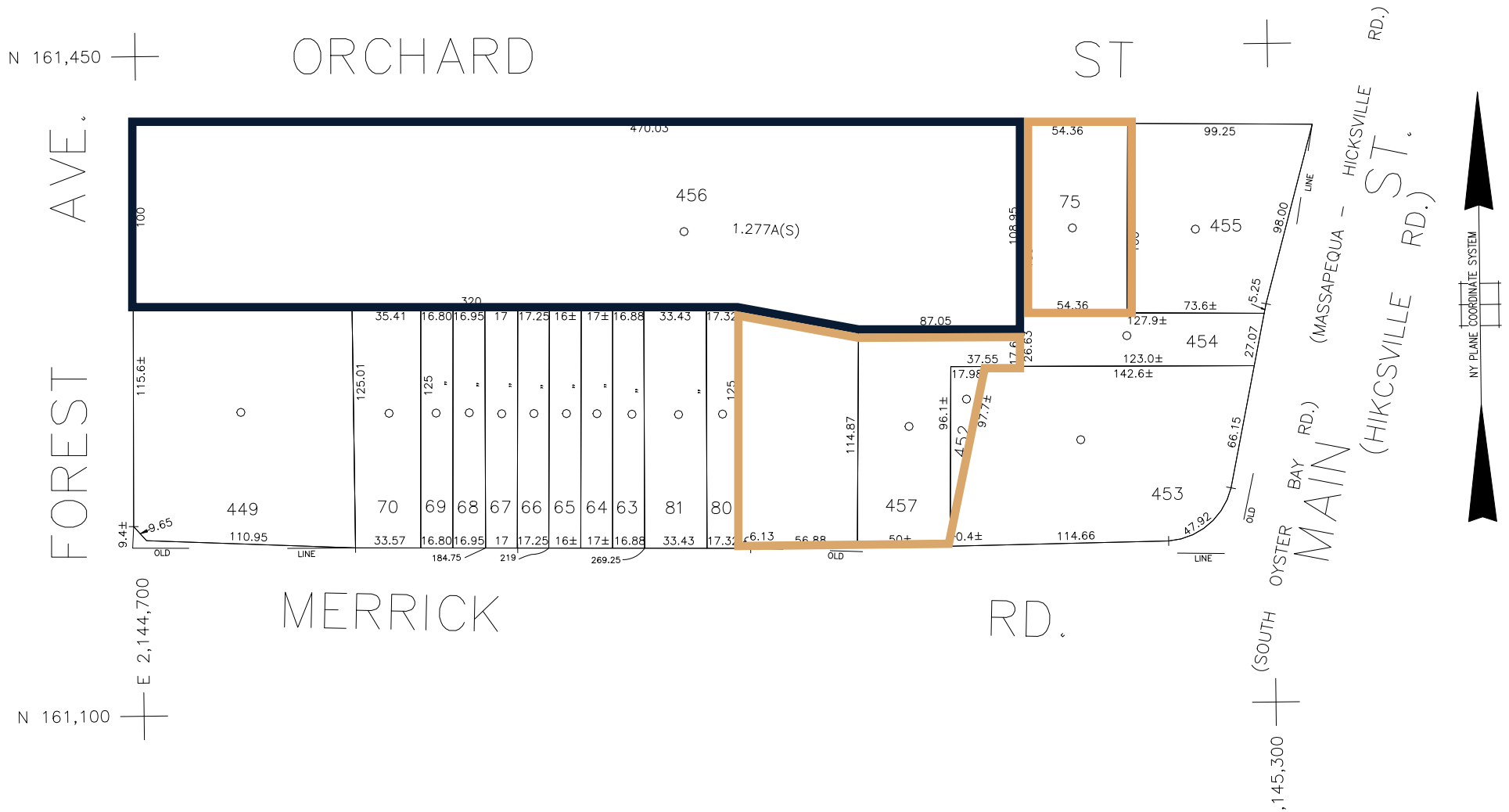
SURVEY



ZONING MAP

KEY

- General Business (GB)
- Neighborhood Business (NB)



4235 MERRICK ROAD
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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