

33 SUNRISE HIGHWAY



FOR SALE | COMMERCIAL BUILDING | DEVELOPMENT SITE | MERRICK, NY



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For Sale | Commercial Building | Development Site | Merrick, NY

Asking Price

\$3,500,000



Meridian Capital is pleased to offer for sale a vacant commercial building/development site totaling approx. 4,000 sq. ft., situated on an approx. 20,000 sq. ft. lot, located in the Merrick neighborhood of Long Island. The property previously operated as a full-service restaurant.

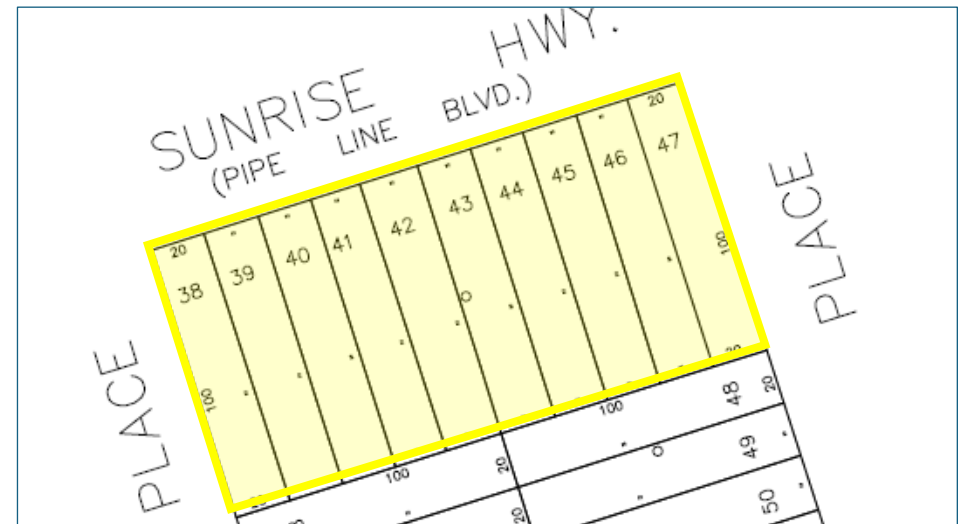
PROPERTY HIGHLIGHTS

- **Tremendous Exposure - Entire Blockfront with 200' of Frontage on Sunrise Highway**
- **Building Previously Operated as a Full-Service Restaurant**
- **Combined Annual Average Daily Traffic (AADT) of approx. 52,000 cars (2023)**
- **Across the Street from the Merrick LIRR Station**
- **4,000 sq. ft. Full-Service Restaurant with 40 parking spaces**
- **Potential to Build a Commercial Building up to 8,000 sq. ft.**
- **Property to Be Delivered Vacant at Closing**

| | |
|----------------------------|--------------------------------------------------------------------------------------------|
| Location | Entire block front on the south side of Sunrise Highway between York Place and Troy Place. |
| Section/Block/Lot | 55 / 131 / 38 |
| Lot Grouping | 38-47 |
| Lot Dimensions | 200' X 100' |
| Lot Sq. Ft. (Approx.) | 20,000 SQ. FT. |
| Building Sq. Ft. (Approx.) | 4,000 SQ. FT. |
| Parking Spaces | 40 Spaces |
| Building Classification | 421.14-Restaurant, Full Service and Beverages |
| Total RE Taxes (2024) | \$53,495 |

DEVELOPMENT POTENTIAL

| | |
|-----------------------------|---------------------------------------|
| Buildable Sq. Ft. (Approx.) | 8,000 Sq. Ft. |
| Zoning | Business Districts (X) |
| Maximum Lot Coverage | 70% |
| Parking Requirement | 4.5 Spaces per 1,000 Leasable Sq. Ft. |
| Maximum Height | 2 Stories, 30 Feet |



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