

33 SUNRISE HIGHWAY

MERIDIAN
CAPITAL GROUP

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

PRICE REDUCED



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REDUCED PRICE

\$3,250,000



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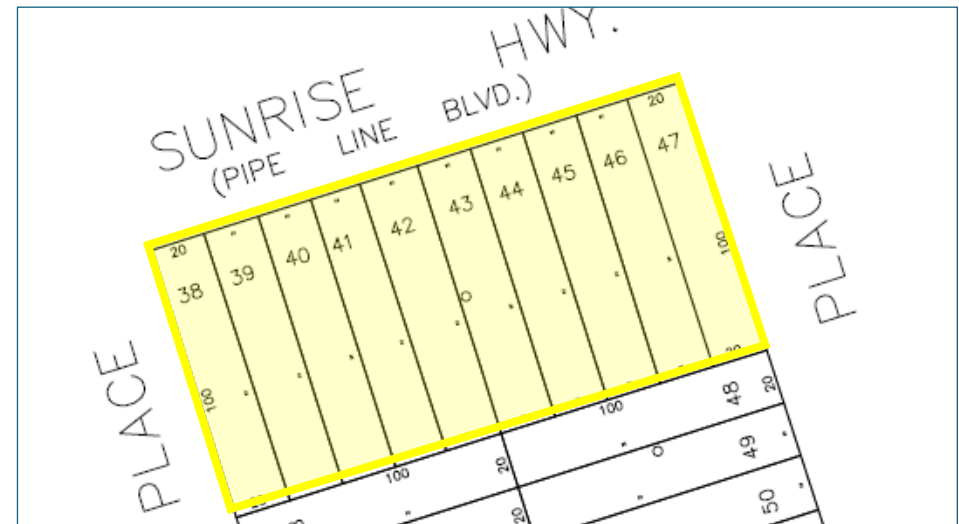
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Meridian Capital is pleased to offer for sale a vacant commercial building/development site totaling approx. 4,000 sq. ft., situated on an approx. 20,000 sq. ft. lot, located in the Merrick neighborhood of Long Island. The property previously operated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



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