



PARAMOUNT REALTY USA

AUCTION

Wednesday, October 27

99,317 SF / 2.28 Acre Development Site
5780 Merrick Road, Massapequa, NY

Minimum Bid \$699,000



PROPERTY HIGHLIGHTS

- Three contiguous parcels totaling 2.28 acres of undeveloped land
- Located along major retail corridor. 62' of frontage along Merrick Road with traffic count of 25,000 cars/day
- Currently zoned for commercial and single-family residential
- Centrally located with easy access to major roadways
- Potential to build up to 50 units

Location South side of Merrick Road (Highway 27A) between Clocks Boulevard & South Baldwin Place, Massapequa

Block/Lot 135/590: 1.87 acres (irr)
135/594: 0.26 acres (irr)
135/202: 0.15 acres (irr)

Zoning Commercial (Neighborhood Business) & Residential (R1-10)

Lot SF (approx.)	Lot 590:	81,457 SF
	Lot 594:	11,326 SF
	Lot 202:	6,534 SF
	TOTAL	99,317 SF
		2.28 acres

RE Taxes	Lot 590:	\$11,400
	Lot 594:	\$420
	Lot 202:	\$6,635
	TOTAL	\$18,463

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