

Property For Sale

2461 Merrick Avenue Dental

2461 Merrick Ave Merrick, NY 11566



For More Information:

Ben Indiviglia

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
516.353.6549
ben.indiviglia@elliman.com

Charles Maione

Licensed Real Estate Sales
Person
Douglas Elliman Real Estate
516.984.5596
Charles.Maione@Elliman.com

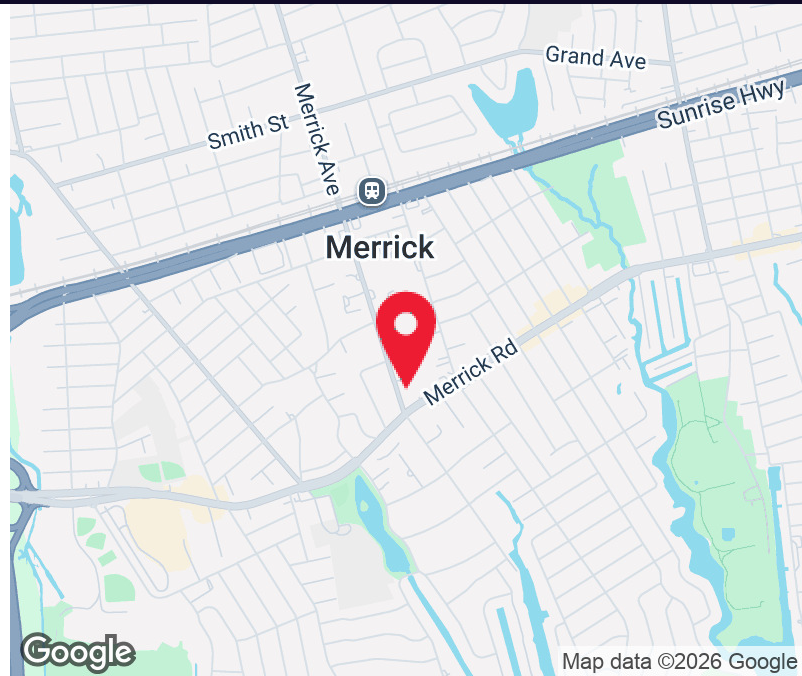
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Office Property For Sale

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Offering Summary

Sale Price:	\$1,180,000
Building Size:	3,415 SF
Available SF:	
Lot Size:	6,423 SF
Number of Units:	2
Price / SF:	\$345.53
Year Built:	1961
Renovated:	2026

Property Overview

Merrick Dental / Live-Work 5 bedroom 3 bath colonial over a ground floor active dental office. Take advantage of a versatile live/work opportunity with a medical/professional office, or utilize an expansive 3 story single family home. Town of Hempstead allows for primary residency while operating an owner occupied business. The dental office consists of: 4 operatories with nitrous and silver solder, 3 are plumbed, lead lined wall, doctors office room, sterilization room, dark room, switch water, suction, compressor, extra insulation, reinforced support beams, 2 kitchenettes, ADA bathroom, additional half bath and full bath. 2nd floor has a living room, dining room, new quartz kitchen with sliding doors to the deck, laundry room, primary bedroom with on suite bathroom, 2 additional bedrooms and hall bathroom. 3rd floor has 2 bedrooms with wall unit AC's, full bath and walk in closet/storage. Approximately 3400 FT on 3 floors. HVAC units replaced in 2023 providing forced hot air and central air independently to the Doctors office and 2nd floor. 2 gas boilers, 2 electric meters, roof replaced in 2012, front exterior is painted, 2 aprons and driveways, 6-7 parking spaces.

Property Highlights

- Existing Dental Set Up

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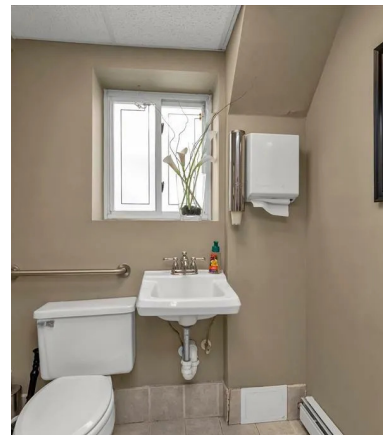
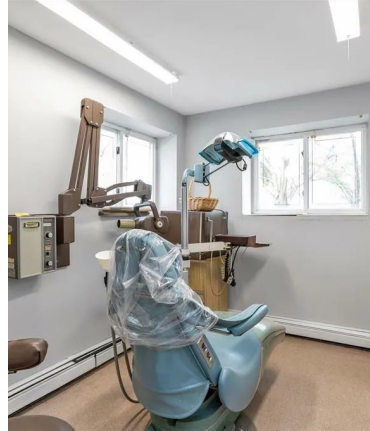
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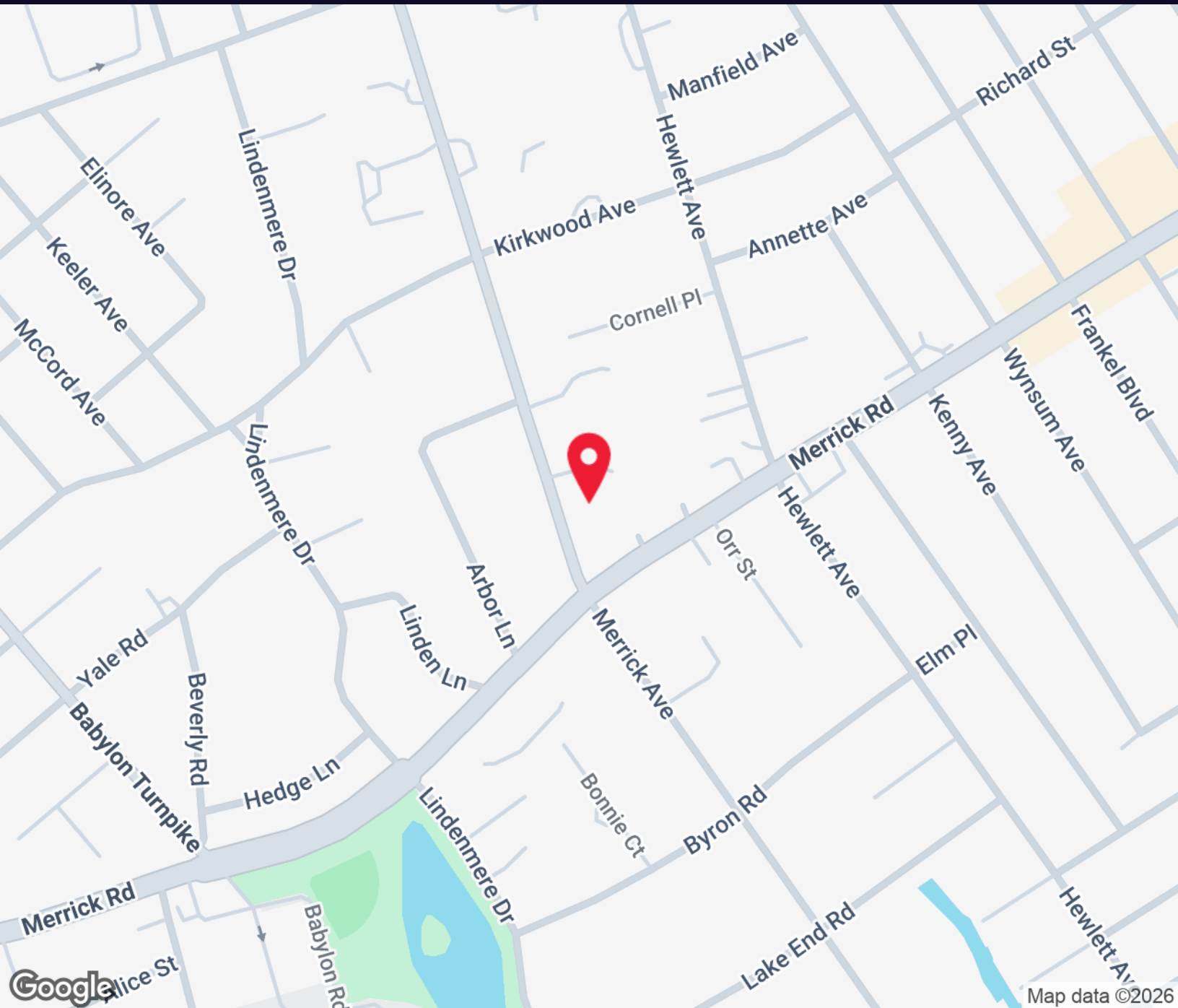
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Retailer Map Not Configured

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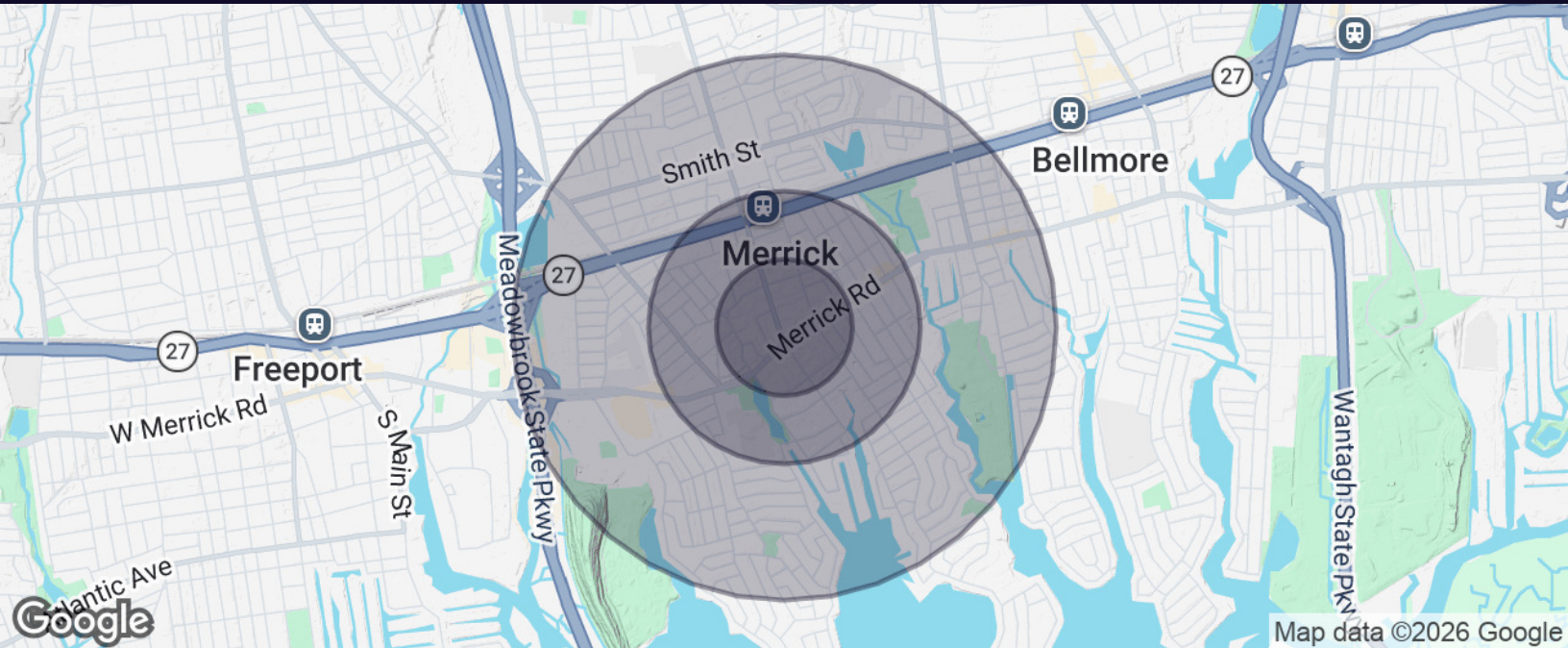
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,079	4,491	16,758
Average Age	47.2	45.7	44.2
Average Age (Male)	42.6	42.9	42.4
Average Age (Female)	51.9	49.0	45.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	382	1,567	5,780
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$206,906	\$207,704	\$207,831
Average House Value	\$745,562	\$725,157	\$694,573

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Fax: 631.543.0851

550 Smithtown Bypass

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