TRIPOINT
REAL ESTATE

Amityville NY 11701

74 MERRICK RD

7.30% PRO FORMA CAP RATE

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EXECUTIVE SUMMARY

Prime Investment Opportunity

TRIPOINT REAL ESTATE

Tripoint Real Estate is pleased to exclusively present the offering of **74 Merrick Rd, Amityville** — The property is currently configured as a multi-tenant investment featuring established local businesses, including a tattoo studio and bait & tackle retail operation.

PROPERTY SUMMARY

74 Merrick Rd, Amityville	
Total Building Size:	± 4,500 SF
Lot Size:	± 0.23 AC
Tenancy:	Multiple
Town:	Babylon
Taxes:	± $20,000
Sale Price:	**$1,500,000**

The building presents a unique blend of retail, service, and entertainment-oriented space with strong street frontage and dedicated rear parking, enhancing accessibility for both customers and tenants. Interior photos throughout the offering memorandum show renovated finishes, open retail layouts, and lounge/recreation areas.

RENT ROLL

CURRENT IN- PLACE INCOME

74 Merrick Road
Amityville, NY

Unit	Tenant	SF	% Of GLA	Monthly Rent	Annual Base Rent	Rent PSF
1	Tackle Shop	1,000	22%	$3,270	$39,240	$39.24
2	The Social Club	1,750	39%	$2,800	$33,600	$19.20
3	Tattoo Shop	1,750	39%	$3,000	$36,000	$20.57
	Total / Average	**4,500**	**100%**	**$9,070**	**$108,840**	**$26.34**

Operating Expenses		
Real Estate Taxes	$	20,992
Property Insurance	$	10,000
Vacancy & Credit Loss (3%)	$	3,265.20
Annual Expenses	**$**	**34,257**
Net Operating Income	**$**	**74,582.80**

Key Investment Metric		
Price	**$**	**1,500,000**
NOI	**$**	**74,583**
Price PSF	**$**	**333.3**
Cap Rate		**4.97%**

- **Property can be delivered vacant. For more information reach out to Broker.**

RENT ROLL

PROJECTED IN- PLACE INCOME

74 Merrick Road
Amityville, NY

Unit	Tenant	SF	% Of GLA	Monthly Rent	Annual Base Rent	Rent PSF
1	Tackle Shop	1,000	22%	$3,270	$39,240	$39.24
2	The Social Club	1,750	39%	$4,400	$52,800	$30.17
3	Tattoo Shop	1,750	39%	$4,400	$52,800	$30.17
	Total / Average	**4,500**	**100%**	**$12,070**	**$144,840**	**$33.19**

Operating Expenses		
Real Estate Taxes	$	20,992
Property Insurance	$	10,000
Vacancy & Credit Loss (3%)	$	4,345.20
Annual Expenses	**$**	**35,337**
Net Operating Income	$	109,502.80

Key Investment Metric		
Price	**$**	**1,500,000**
NOI	**$**	**109,503**
Price PSF	**$**	**333.3**
Cap Rate		7.30%

- **PRO FORMA DISCLAIMER:** Projected rents are based on Tripoint Real Estate's opinion of current market conditions and comparable lease transactions. All projected rents and financial figures are estimates only and are not guaranteed. Actual results may vary. Prospective purchasers should independently verify all information and assumptions and conduct their own due diligence.

AERIAL PROPERTY OVERVIEW


EXIT


TATTOOING
IS NOT A HOBBY
IT IS A
LIFESTYLE
GOOD
VIBES
ONLY


POKER ROOM
A-1


TATTOO


NO
EXCHANGES
RETURNS
OR REFUNDS
REEL
REPAIRS
DONE HERE

CONTACT EXCLUSIVE AGENTS

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