



Island Associates Real Estate Inc.

We create value

Retail Building For Sale 37-39 West Main Street Smithtown, NY



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Property Information

2,500 SF Building Available
Unit 37 - 1,500 SF & Unit 39 - 1,000 SF

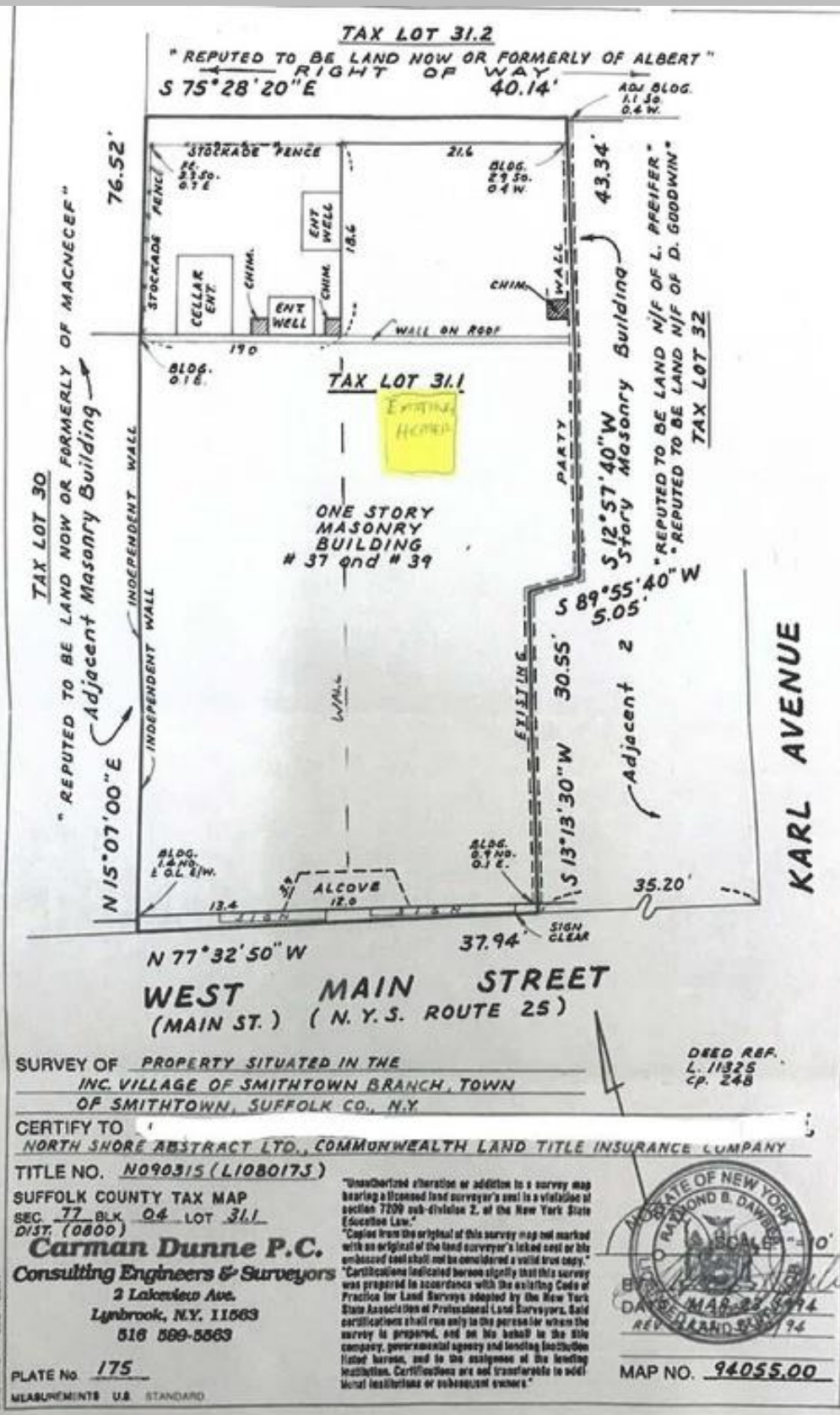
Price: \$850,000 Taxes: \$9,110

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,509	66,147	192,165
Median HH Income	\$123,887	\$119,860	\$107,523



- ❖ Located in the Heart of Smithtown across from **CVS**.
- ❖ Heavily Traveled West Main Street with over 24,000 Vehicle Counts
- ❖ Unit 37 is fully renovated 1,500 SF w/ new floors, ceilings, lights & heating system. Central Air & Heat.
 - ❖ Unit 39 is 1,000 SF, Separate meters in units.
 - ❖ $\frac{3}{4}$ Basement under both units w/ outside access.
 - ❖ Ideal for owner/user or investor
- ❖ 1 Year left on current lease paying \$24,000.00 Annually
- ❖ Unit 39 currently being used by owner (can be delivered vacant)

Property Information



SURVEY OF PROPERTY SITUATED IN THE
 INC. VILLAGE OF SMITHTOWN BRANCH, TOWN
 OF SMITHTOWN, SUFFOLK CO., N.Y.

DSED REF.
 L. 11325
 CP. 248

CERTIFY TO
 NORTH SHORE ABSTRACT LTD., COMMONWEALTH LAND TITLE INSURANCE COMPANY

TITLE NO. N090315 (L1080173)

SUFFOLK COUNTY TAX MAP
 SEC. 77 BLK. 04 LOT 31.1
 DIST. (0800)

Carman Dunne P.C.
 Consulting Engineers & Surveyors
 2 Lakeside Ave.
 Lynbrook, N.Y. 11563
 516 589-5563

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209 sub-division 2, of the New York State Education Law."
 "Copies from the original of this survey map not marked with an original of the land surveyor's linked seal or his embossed seal shall not be considered a valid true copy."
 "Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."



PLATE No. 175

MAP NO. 94055.00

REVISIONS: 04-02-92 175.007