



Island Associates Real Estate Inc.

We create value

Office Building For Sale  
**1038 West Jericho Tpke.**  
**Smithtown, NY**



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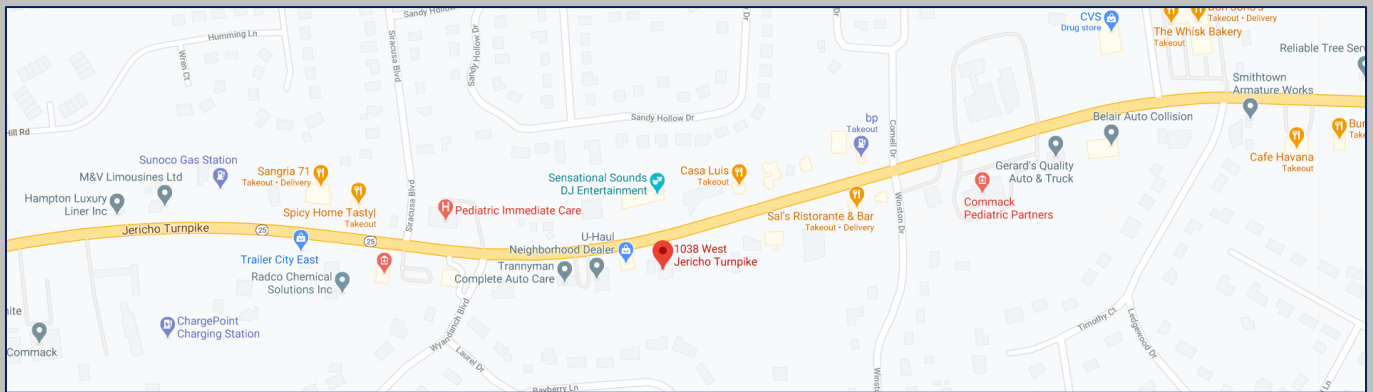
# Property Information

**4,300 SF Office Building on .32 Acres**

Price: \$1,250,000

Taxes: ~\$26,000

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,077	68,410	193,145
Median HH Income	\$139,814	\$127,290	\$115,663



- ❖ Located on busy West Jericho Turnpike (Rt.25)
  - ❖ Daily Traffic Counts of 24,598
  - ❖ Fully Leased
  - ❖ 16 Parking Spaces (4 Covered)
  - ❖ 2 Stories, Multi Tenancy
  - ❖ Signage
- ❖ +/- 50' Frontage on W. Jericho Tpke (Rt.25)

# Additional Photographs



*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*