



Island Associates Real Estate Inc.

We create value

For Sale

186 W Main Street (Rte.25)
Smithtown, NY



Chris Mayor

Chris@IslandAssociates.com

(631) 513-2000

Larry Densen

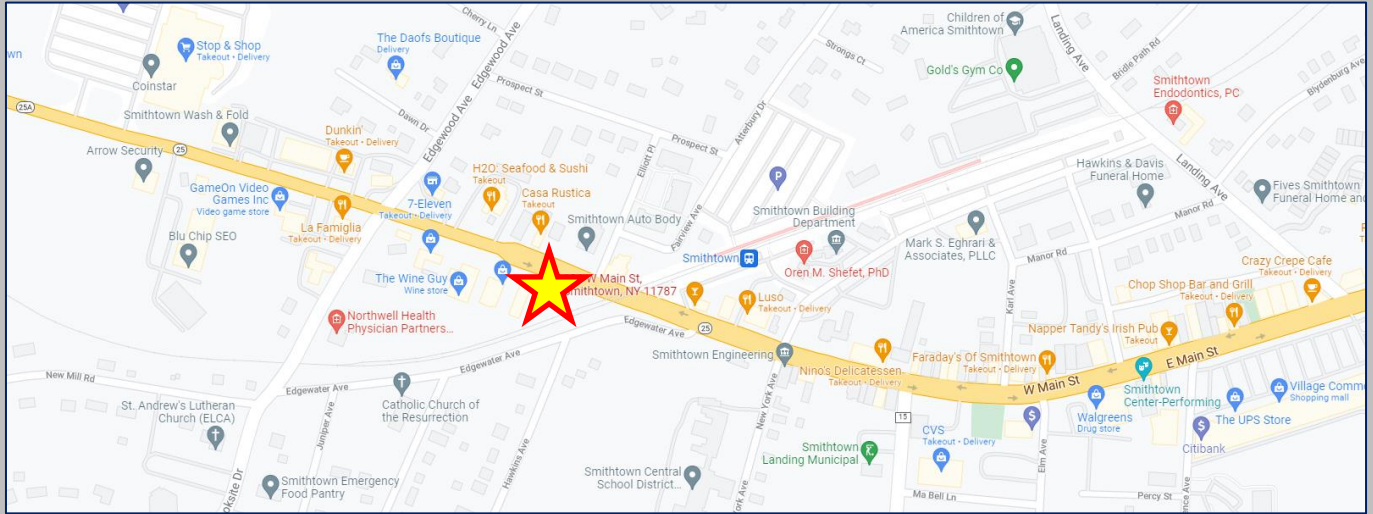
Larry@IslandAssociates.com

(516) 857-5564

3,131 SF Office on .52 Acres Available

Price: \$849,000

Taxes: +/- \$16,750.85



❖ Interior Fully Renovated 1998 w/ Solid wood doors/Andersons/Wood blinds.

❖ 1st Floor waiting room w/custom front desk. Offices w/ ½ Bath, Kitchenet, 2nd Floor Offices w/ Full Bath, Walk-up Attic, Full Basement.

❖ Two zone Heating/AC, Central Alarm, Computer LAN and Telephone ready.

❖ Main Street Smithtown - Just West of Town Hall

❖ 12 Parking Spaces, Signage

❖ 2 Minute Drive to Smithtown LIRR Station

❖ Daily Traffic Counts of 28,918 on W Main St (Rte.25)

Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,985	64,520	185,825
Average HH Income	\$154,852	\$161,221	\$146,323

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.