



## ISLANDWIDE REALTY INC.

COMMERCIAL REAL ESTATE · INVESTMENT PROPERTIES

### Building Specs:

**Sale Price: \$2,995,000**

**Building Category: Commercial  
Multi-Use**

**Building 1 Size: 8,300 SF**

**Building 2 Size: 4,200 SF**

**Air conditioned: Yes**

**Heating: Gas**

**Zoning: Building 1 WSI  
Building 2 R-10**

**Parking: Ample**

**Real Estate Taxes: +/- \$22,000**

**Loading: 6 Drive-in doors  
BLDG 1  
2 Drive in doors  
BLDG 2**

**Plot Size: 1.04 Acres**

**Section: 109**

**Block: 01**

**Lot: 12.1**

**397 Middle Country Rd.  
Smithtown, NY**



### Comments:

**Centrally located on Middle country Rd.**

**Traffic count over 20,000 VPD**

**Located near most major car dealerships**

**Corner Lot**

**NOI way below current market value**

### Exclusive Agent:

**MGM Islandwide Realty, Inc.**

Michael G. Macchia, President

**Cell: (516) 818-7650 Office: (631) 223-4454**

**mgm14realty@optonline.net**

**MGM**

ISLANDWIDE REALTY INC.

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**e-mail: [mgm14realty@optonline.net](mailto:mgm14realty@optonline.net)**

**phone: 631-773-6161**

**fax: 631-773-6165**

Although the information furnished regarding the property for lease or sale is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or financing or withdrawal without notice.



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