

AVAILABLE FOR SALE
INQUIRE FOR PRICING

535 MIDDLE COUNTRY ROAD

Smithtown, NY 11787 | **Suffolk County**



TURN-KEY AUTO SHOWROOM & SERVICE CENTER ON
MAJOR THOROUGHFARE WITH REDEVELOPMENT POTENTIAL

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Showroom & Service Center Ideal for Owner-User

- +36,000 building SF across two stories.
- ~2.5 acre lot with multiple roll up gates and ingress/egress.
Ideal for any automotive use
- Delivered vacant.

#2

High Visibility & Brand Exposure

Situated at a prime corner signalized intersection of Middle Country Road along an automotive corridor with ~300 FT of frontage on Middle Country Road providing an exceptional branding opportunity.

#3

Highly Frequented Location

High traffic corridor, with surrounding national retailers like BMW, Honda, Volkswagen, Mercedes, Volvo, Lincoln, Ford, CarMax, Dairy Queen, Wendy's, and more.

#4

Easy Access & Convenience

Ingress and egress access points are located on Middle Country Road and Arlington Avenue, plus ample parking and lot area for auto storage and customer parking.

NEIGHBORING REAR LOT & REPAIR
SHOP ALSO AVAILABLE FOR SALE
INQUIRE FOR MORE DETAILS



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

| | |
|------------------|---|
| Property Address | 535 Middle Country Road Smithtown, NY 11787 |
| Location | Northwest corner of Middle Country Road and Arlington Avenue |
| County | Suffolk |
| Section | 109 |
| Block | 2 |
| Lots | 17.1 & 16 |

PROPERTY INFORMATION

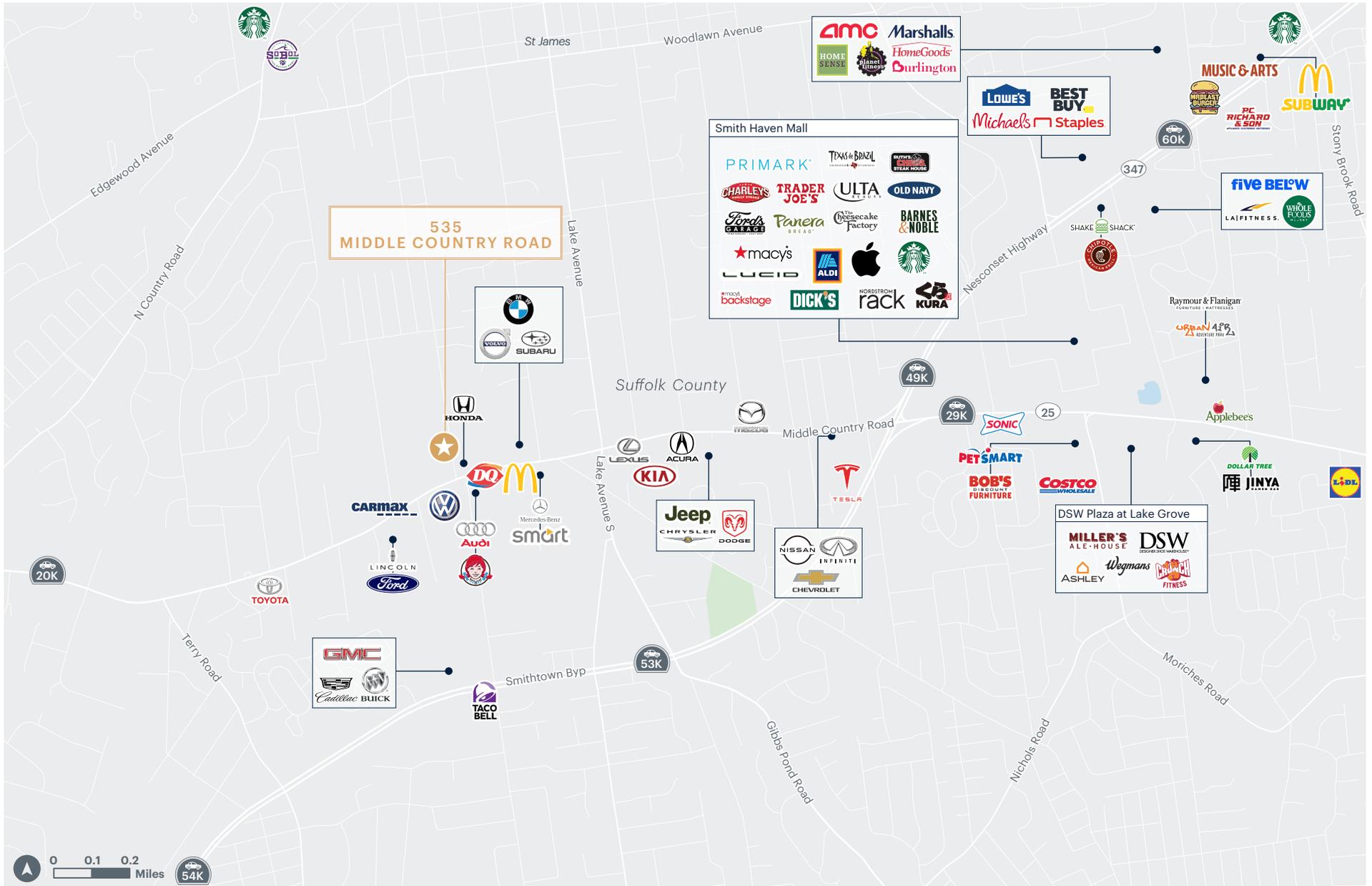
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|-------------------|--------------------------------------|
| Gross Lot SF | 107,158 SF (approx.) |
| Gross Lot Acreage | 2.46 |
| Stories | 2 |
| Total Building SF | 36,310 SF (approx.) |
| 1st Floor SF | 30,000 SF (approx.) |
| 2nd Floor SF | 6,310 SF (approx.) |
| Elevator | Yes |
| Zoning | Wholesale and Service Industry (WSI) |

REAL ESTATE TAX INFORMATION

| | |
|-------------------------------|-----------|
| Annual Property Taxes (25/26) | \$130,431 |
|-------------------------------|-----------|

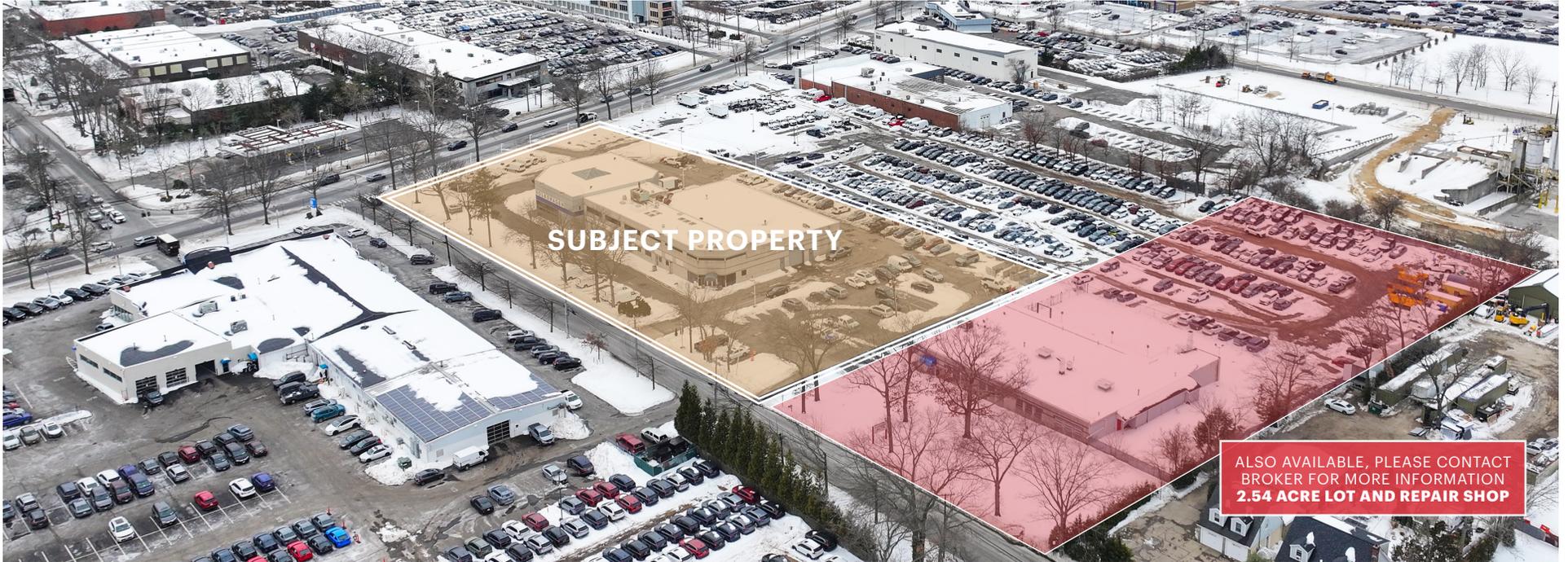
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SURROUNDING AREA MAP



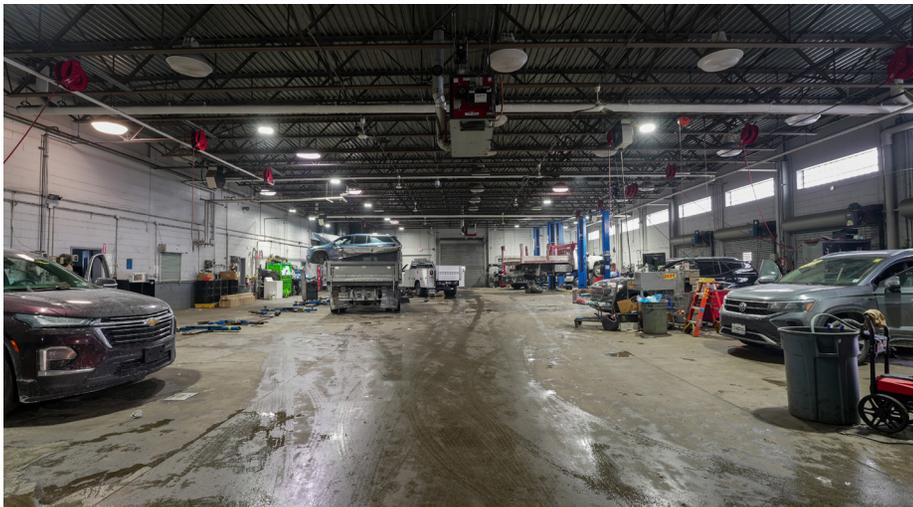
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PROPERTY PHOTOS



535 MIDDLE COUNTRY ROAD
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INTERIOR PHOTOS



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