

1221 Route 25A

Smithtown, NY 11787

Call For a Private Showing (631) 759-5277



Incredible opportunity! Completely renovated three years ago from the ground up. Freestanding corner building in Smithtown. Offers 1,750 sq ft of usable space! Properties located on incredibly highly trafficked 25A. 8 parking spots. Building is completely handicap accessible, currently zoned for 50 people. Renovations include but not limited to roof, facade, windows, HVAC, electrical, plumbing, parking lot, surveillance, sprinkler system. Building is completely smart powered and can be operated remotely, thermostats and lights. Doors have smart technology - one push of a button and window can go from completely clear to frosted. Front of building has tremendous glass windows, great visibility from road. Has tremendous area for signage and branding. First floor includes high ceilings, open floor plan, hardwood floors, custom raised paneling, box molding. Spa like first floor handicap accessible bathroom. Mahogany wood stairs leading to finished basement with CO. Three egress windows, high ceilings. Enclosed conference room, 200 amp electrical service, gas heat. Two zone central AC. Douglas mini split for the basement. Low taxes. Previous property uses for building were bagel Store, grease traps existing, liquor store, dry cleaner. Currently being operated as business center and on the go office space. All furniture and pods being sold with building. Owner is retiring let's make a deal!



BRYAN KARP

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THE **BRYANKARP** TEAM

 **COLDWELL BANKER** | AMERICAN HOMES

28 E Main Street, Smithtown, NY 11787

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