



EXCLUSIVE FOR SALE

**1090 JERICHO TURNPIKE
COMMACK**

MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

PROPERTY SPECS

BUILDING SIZE +/-4,500 SF

LAND SIZE .30/Acre

ZONING WSI - Town of Smithtown

TAXES \$19,336.52 (2024)

LOCATION Corner of Jericho Turnpike and Wyandanch Boulevard

SANITARY Cesspool



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BUILDING SPECS

CEILING HEIGHTS

- 11' 7" to the ceiling tile in retail portion
- 16' 5" to the deck in warehouse portion

HEATING/COOLING

Rooftop Unit - Heat and AC - Additional ductless Bosch units in front office and counter area

ROOF

Roof was replaced less than 5 years ago

BUILDING LAYOUT

- Office/Retail space upfront with warehouse in the rear
- 2 Restrooms existing in the warehouse portion
- Multiple means of entry and egress within building
- 2 curb-cuts



CLOSE UP AERIAL



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PHOTOS



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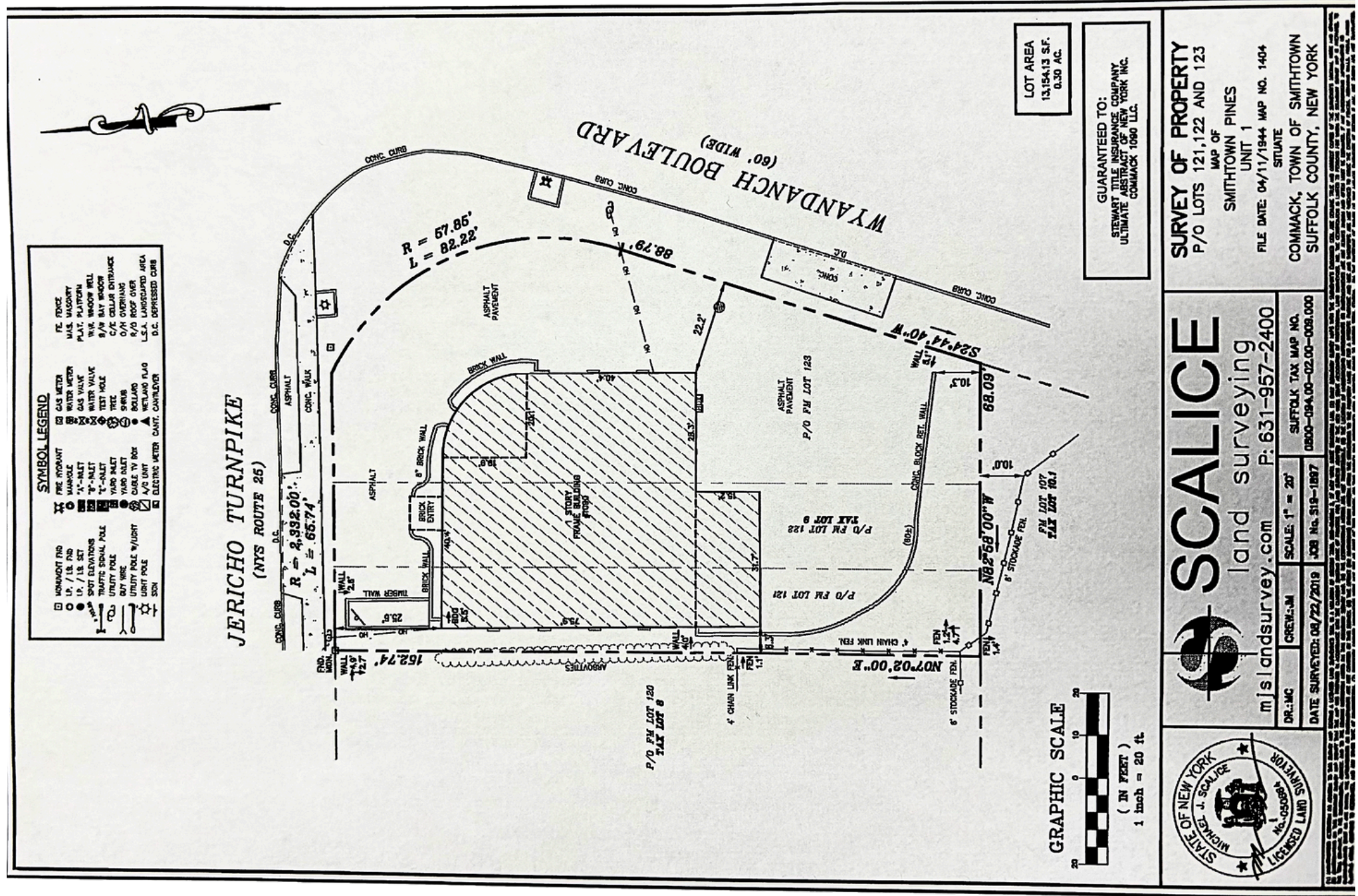


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Marissa Cosentino

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