

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

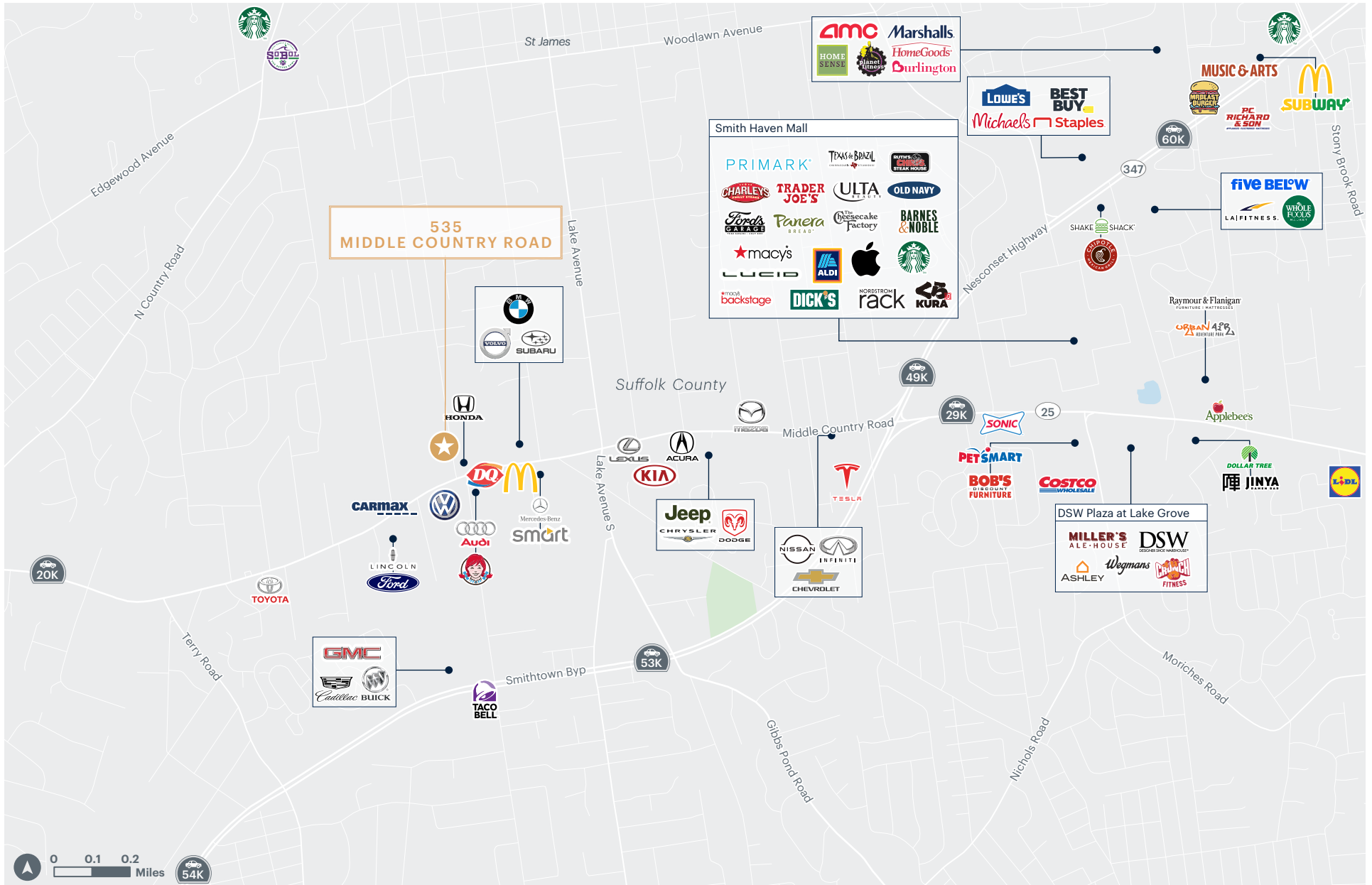
Gross Lot SF	107,158 SF (approx.)
Gross Lot Acreage	2.46
Stories	2
Total Building SF	36,310 SF (approx.)
1st Floor SF	30,000 SF (approx.)
2nd Floor SF	6,310 SF (approx.)
Elevator	Yes
Zoning	Wholesale and Service Industry (WSI)

#### REAL ESTATE TAX INFORMATION

Annual Property Taxes (25/26)	\$130,431
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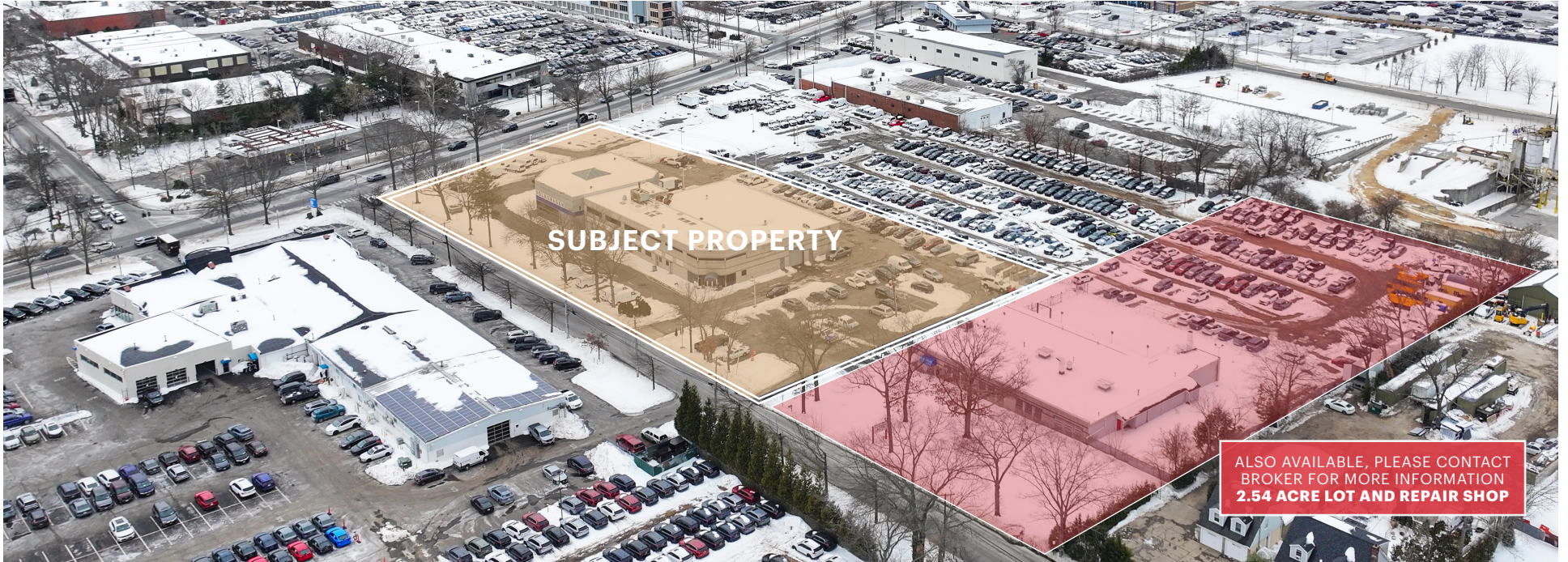
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# SURROUNDING AREA MAP



535 MIDDLE COUNTRY ROAD  
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# PROPERTY PHOTOS



535 MIDDLE COUNTRY ROAD  
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# INTERIOR PHOTOS



# CONTACT EXCLUSIVE AGENTS

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