



Alliance

Real Estate Corp.

As exclusive agent, we are pleased to announce the availability of the following property:

RETAIL STRIP CENTER FOR SALE/LEASE

Asking Price: Upon Request

**797-801 Middle Country Rd.
Saint James, NY 11780**

Great User/Investor Opportunity!



PROPERTY DETAILS / HIGHLIGHTS:

Building Size:	+/- 13,200 SF
Available For User:	+/- 4,400 SF Up To +/- 8,800 SF (see space plan attached)
Lot Size:	+/- 1.03 Acres
Zoning:	WSI
Ceiling Ht.	+/- 16' Clear
Loading:	3 OH Drive Ins (Total)
Parking:	Good
Available:	Immediately
Frontage:	136' on Middle Country Rd.

- Freestanding Retail Strip Center with great exposure on busy Middle Country Rd. (aka Jericho Tpke). Heavy traffic count daily. Ideal Use for Office/Retail/Showroom.
- Unit 799 (4,400 sf) is currently occupied by Safelite.
- Close proximity to LIRR (St. James & Smithtown Stations).
- Signage

For further information or to arrange an inspection, please contact exclusive brokers:

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All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, financing or withdrawal without notice. The foregoing information is based upon Broker's site visit and discussions with Seller/Landlord. Broker did not independently confirm legal status of any structures through the Town's Building Dept.

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Unit #	Sq. Ftg.	Loading	Asking Price	Occupancy	Lease Term
797	4,400	2 OH Drive Ins	Upon Request	Immediate	5-10 Years
801	4,400	1 OH Drive In	Upon Request	Immediate	5-10 Years
797 & 801	8,800	3 OH Drive Ins	Upon Request	Immediate	5-10 Years



