

COMMERCIAL BUILDING FOR SALE
115 E MAIN STREET, SMITHTOWN
OFFERING MEMORANDUM

kw GOLD COAST
KELLERWILLIAMS. REALTY


THE IMPERIUM TEAM
REAL ESTATE PROFESSIONALS



ADDRESS	115 E MAIN STREET	ZONING	CB - CENTRAL BUSINESS
LOCATION	SMITHTOWN, NY	BUILDING FAR	0.83
BLOCK/LOT	06/37	LEVELS	2
TOTAL LOT SIZE	35-71' x 161' IRR	CURRENT USE	RETAIL, STOREFRONT
TOTAL LOT AREA (SF)	10,019	R.E. TAXES	\$32,440.12
ACRES	0.23	YEAR BUILT	1948
BUILDING AREA (SF)	11,500	MLS #	846911
ASKING PRICE		\$2,680,000	

CONTACT EXCLUSIVE LISTING AGENTS:

718.790.3288 | 860.338.9055


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KELLER WILLIAMS REALTY GOLD COAST
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Located on a high-traffic corner in the heart of Smithtown, this standout commercial property offers exceptional visibility and a commanding retail presence—an ideal opportunity for investors or business owners. The building boasts soaring ceilings and expansive floor-to-ceiling glass windows, filling the interior with natural light while maximizing exposure to both foot and vehicle traffic. Situated on a prominent corner lot, it also features dedicated on-site parking—a rare and valuable asset in such a prime location. With its modern facade, open layout, and flexible zoning, the space is fully customizable to suit retail, office, or service-based uses, making it perfectly positioned for success in one of Smithtown's most active commercial corridors.



OFFERED AT:
\$2,680,000

INVESTMENT HIGHLIGHTS:

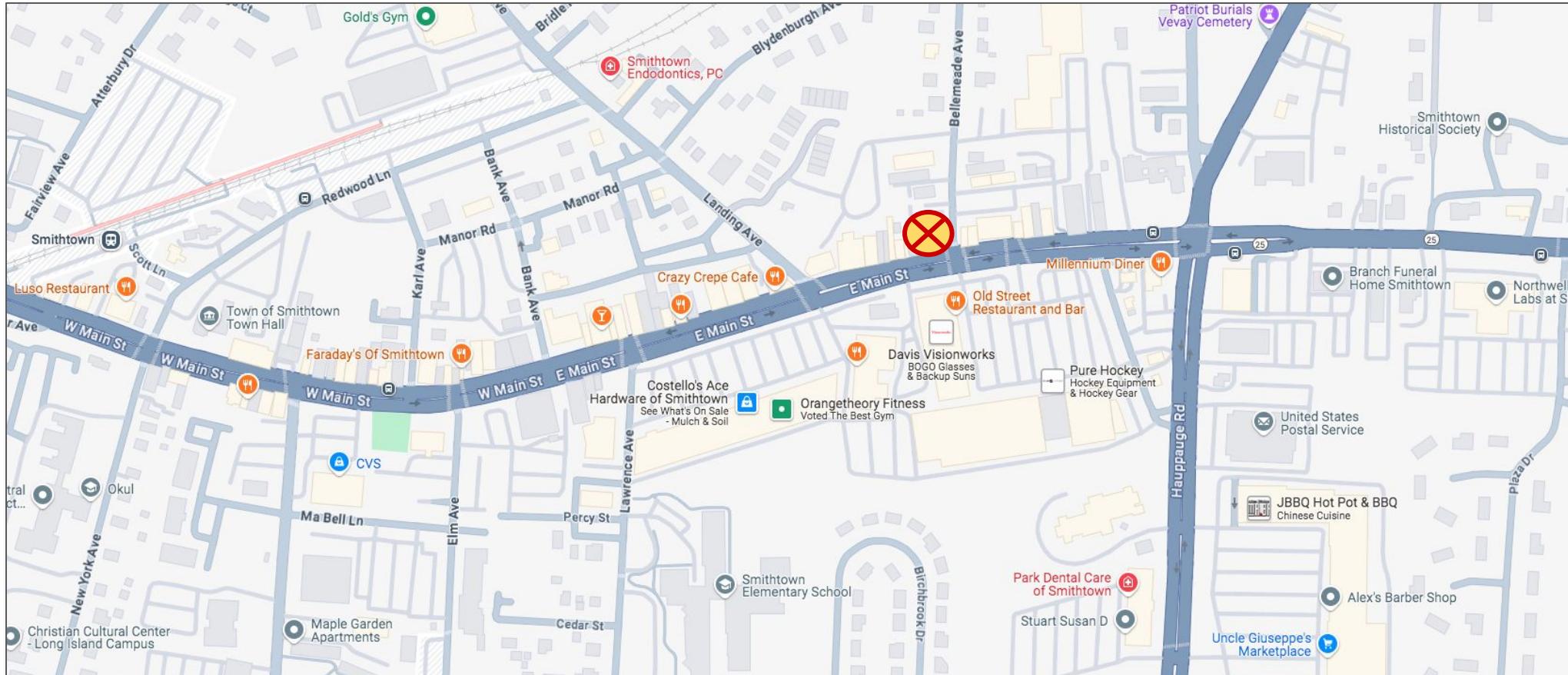
- ❖ Corner Lot with Full Glass Exposure
- ❖ Busy street with maximum foot traffic
- ❖ Next to major chain stores
- ❖ Lots of Natural Light
- ❖ High Ceilings
- ❖ Heart of Smithtown Commercial



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LOCATION ANALYSIS:



PROXIMITY TO:

- | | |
|----------------------------------|------------|
| ❖ LIRR - SMITHTOWN | 0.5 MILES |
| ❖ SUFFOLK COUNTY PARK | 1.2 MILES |
| ❖ VILLAGE COMMONS SHOPPING PLAZA | 0.02 MILES |
| ❖ HAUPPAUGE ROAD | 0.1 MILES |
| ❖ SMITH HAVEN MALL | 3.1 MILES |
| ❖ I-495 (LIE) | 3.8 MILES |

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