

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

**kw GOLD COAST**  
KELLERWILLIAMS. REALTY



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**



KELLER WILLIAMS REALTY GOLD COAST  
1129 NORTHERN BLVD. STE 410, NY 11030  
516.482.0200 | 516.888.0922

XIUJING "JJ" ZHANG | THE IMPERIUM TEAM | PAUL ZHOU | RAYMOND MO | JOE BENCIVENGA

PAGE 1 OF 3



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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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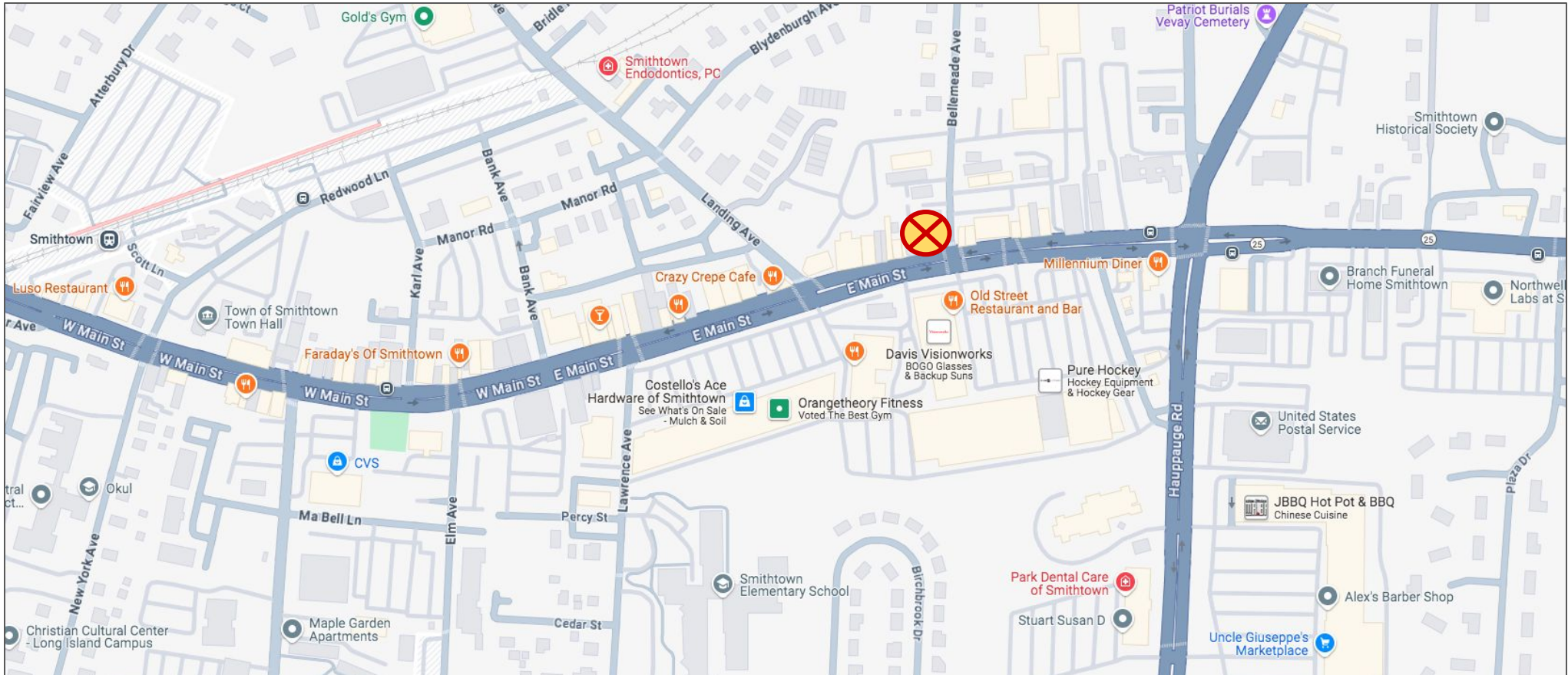


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**LOCATION ANALYSIS:**



**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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PAGE 3 OF 3