

**Sale or Lease**

**Exclusive Listing**

**Office**



**Property Information**

**35 Manor Road, Smithtown, NY 11787**

<b>Min Available SF:</b>	600	<b>Possession:</b>	Immediate	-Close proximity to Main Street, Route 111 and 25A.
<b>Max Available SF:</b>	2,650	<b>Lot Size (Acres):</b>	0.23	-Heavy Retail Area
<b>Gross Building Area:</b>	1,625	<b>Parking:</b>	Ample	-Located near train station
<b>Sale Price:</b>	\$495,000	<b>Stories:</b>	1	direct meter for utilities
<b>Price PSF:</b>	\$304.62			Excellent corner location, great signage. Entire building can be leased
<b>Lease Rate PSF:</b>	\$20.00			
<b>Lease Type:</b>	Gross			
<b>RE Taxes PSF:</b>	\$12.54			

Suite No.	Min Avail Space	Max Avail Space	Rent PSF	Electric PSF	Availability	Description
100	600	1,200	\$20.00		Immediate	Two room suite plus reception,
101	600	1,200	\$20.00		Immediate	Two room suite plus reception,
103	600	600			Immediate	Two room suite plus reception,
103	850	2,650	\$20.00		Immediate	Build to suit, entire free standing office building

**For Information please contact**

Steven Reichman

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Coldwell Banker Commercial Island Corporate Services  
1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749

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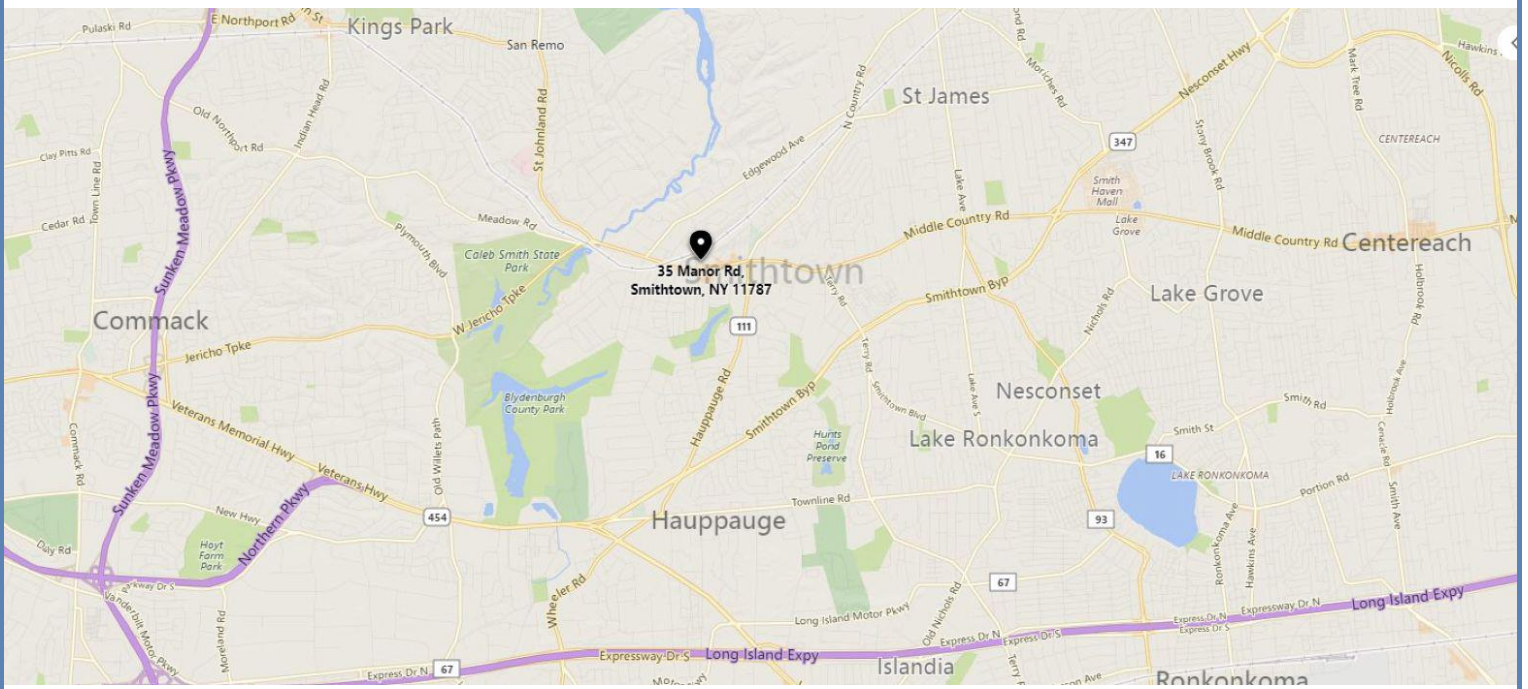
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