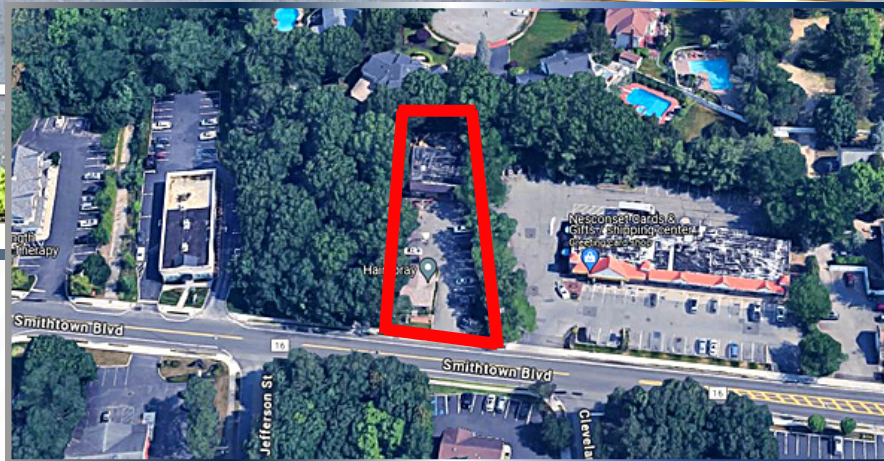


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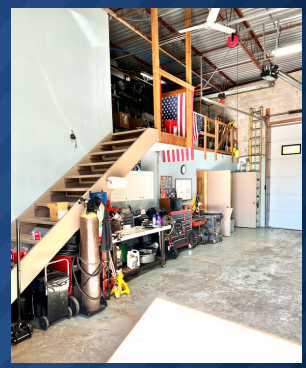
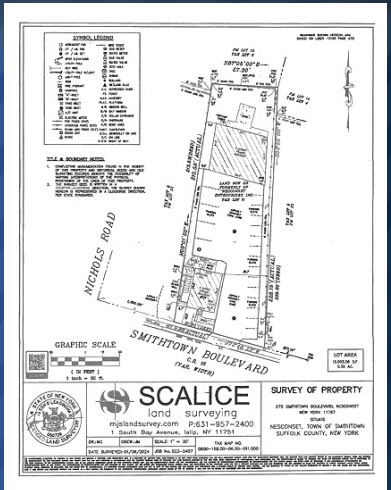
**FOR SALE: Investor/User Opportunity
RETAIL & WAREHOUSE BUILDING. \$1,095,000**



Gary Pezza CIREC
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516.972.4700
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275 SMITHTOWN BLVD, NESCONSET, NY

FOR SALE: Investor/User Opportunity. Retail & Warehouse Building.



PROPERTY HIGHLIGHTS

PRICE: \$1,095,000

- BUILDING 1 SIZE:** ±1,000 SF - Retail
- BUILDING 2 SIZE:** ±2,500 SF - Warehouse
- LAND SIZE:** 0.33 Acres
- DRIVE INS:** 2 - 12' x 12'
- ZONING:** NB
- BUILDING HEIGHT:** 18'
- RE TAXES:** \$15,033.00 (2024)
- HEAT:** Gas

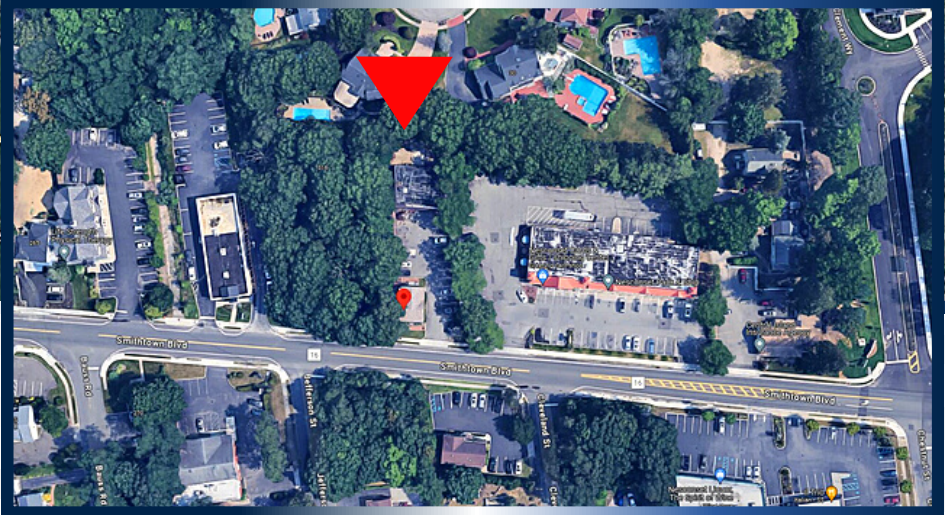
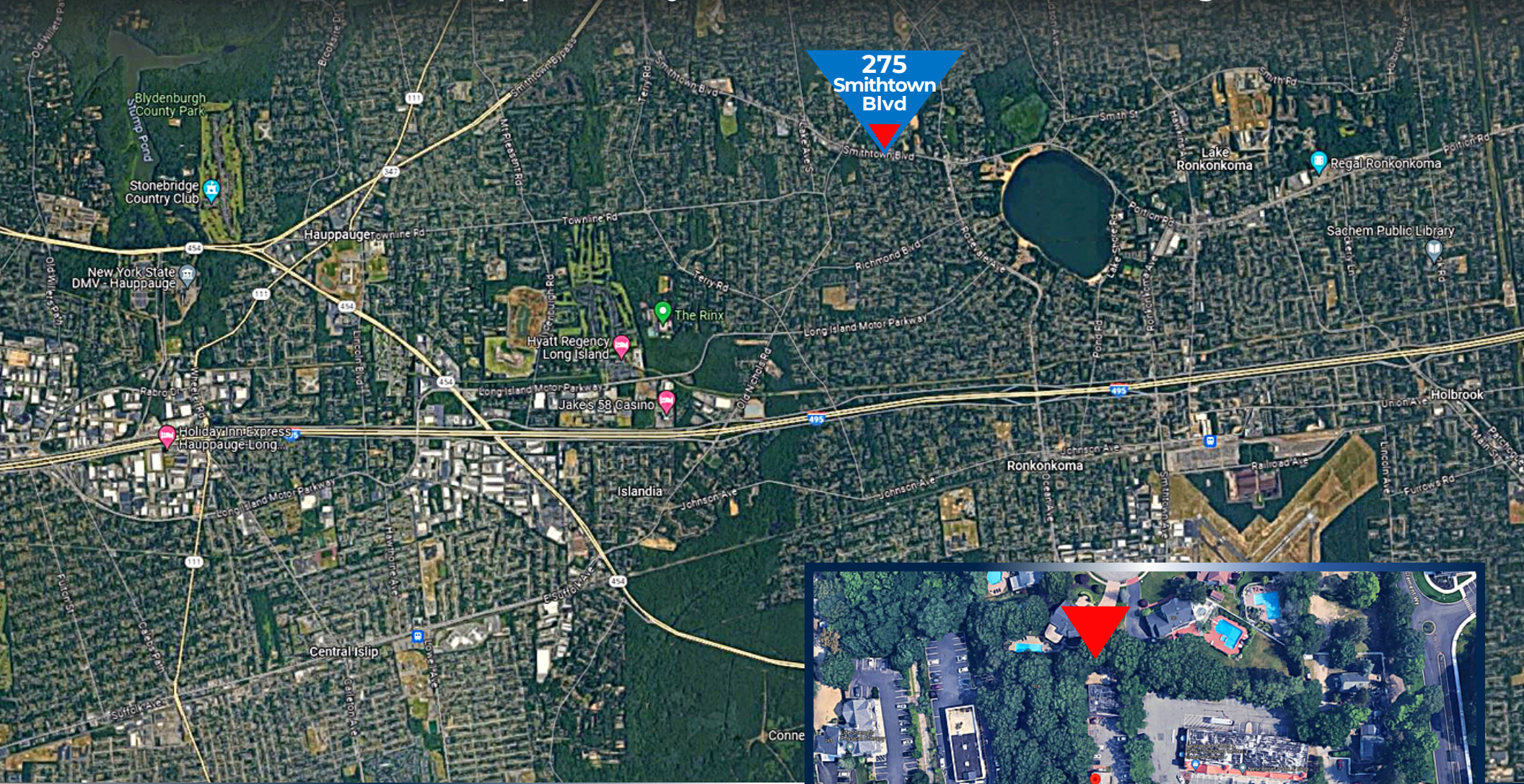
Tax Map #0800-168.00-06.00-011.000

ADDITIONAL SPECIFICATIONS:

- PRIVATE OFFICES
- 2 BATHROOMS
- MEZANINE AREA (500 SF)
- 24 PARKING SPACES

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For more information on this exclusive, contact:

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