Two-Building Office Property

14,590 SF on 1.28 Acres | Available For Sale

SCHACKER REALTY

821-823 W Jericho Tpke, Smithtown



Property Specifications:

Lot Size:	**1.28 Acres**
Total Available SF:	**5,176 SF**
Total Building Size:	**14,590 SF *(64% leased)***
Building 823:	**7,400 SF**
Building 821:	**7,190 SF**
Parking:	**65 Spots**
Municipality:	**Town of Smithtown**
Zoning:	**WSI**

Space Availability:

Building 823:	**3,760 SF – *1st & 2nd Floor***
	217 SF – *2nd Floor*
Building 821:	**845 SF – *1st Floor***
	225 SF – *2nd Floor*
	129 SF – *2nd Floor*

Pricing & Timing:

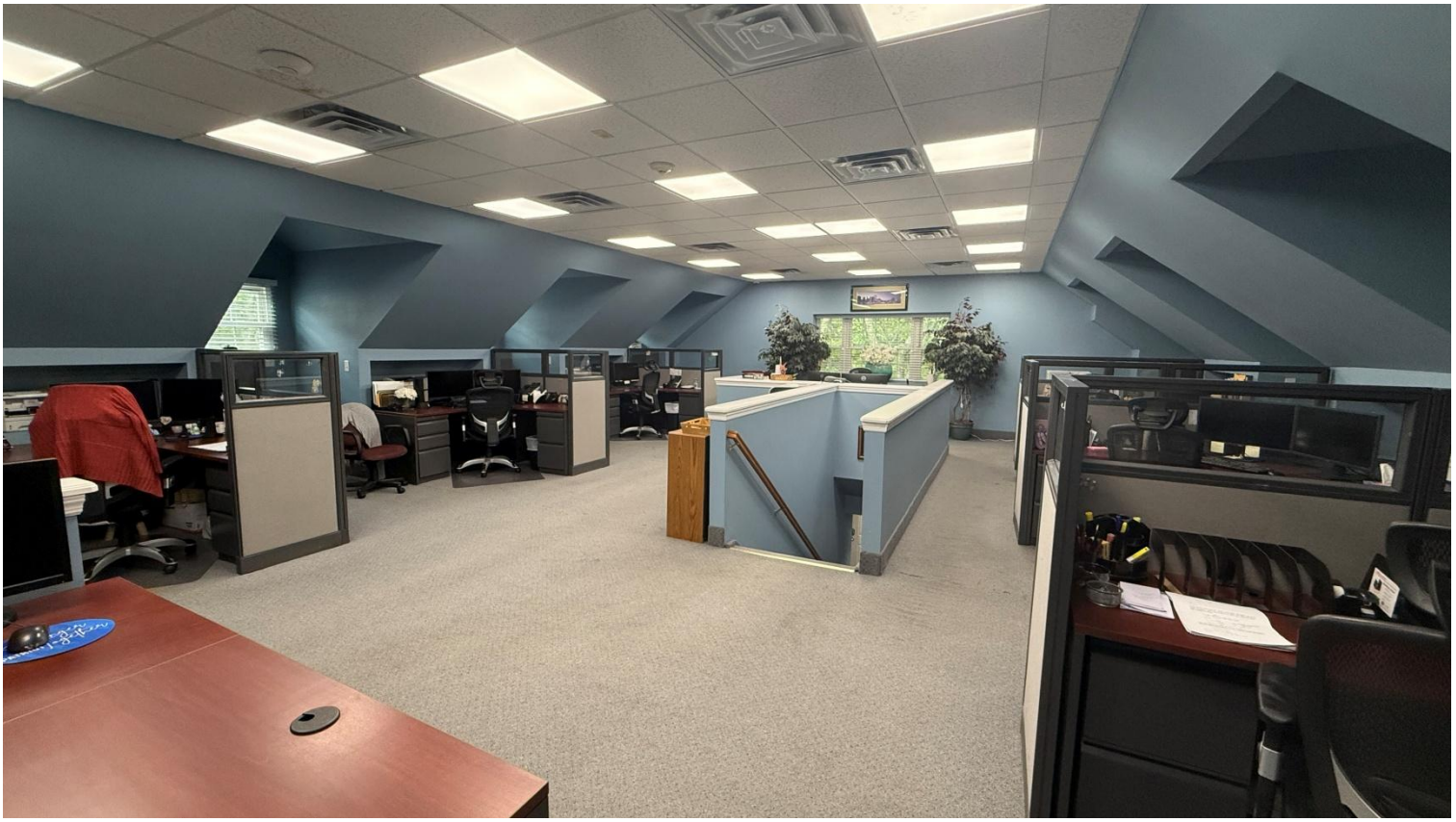
Sale Price:	**$3,500,000**
Taxes:	**$65,683**

Features & Notes:

- **3,760 SF Front unit & 845 SF unit available – Ideal for User/Investor to occupy either and collect rental income from tenants**
- **Prominent corner location on Jericho Tpke, convenient to the Northern State Pkwy**
- **New HVAC throughout, roof, and parking lot**
- **Tenant information upon request**

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Luca Perinuzzi, Licensed RE Salesperson Cell: 917-710-3236 lp@srealty.com
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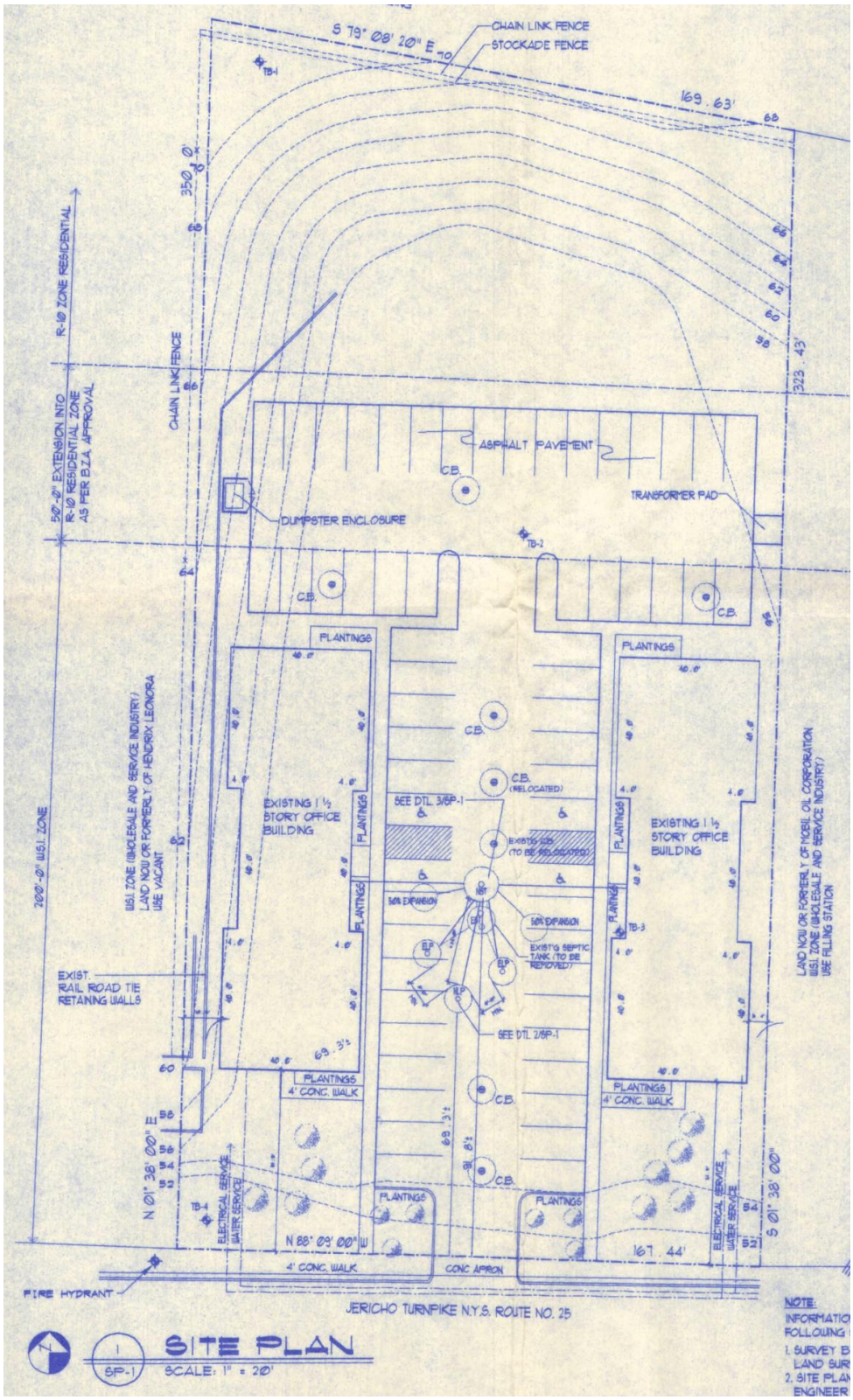
Photos





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Site Plan



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Overhead View



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