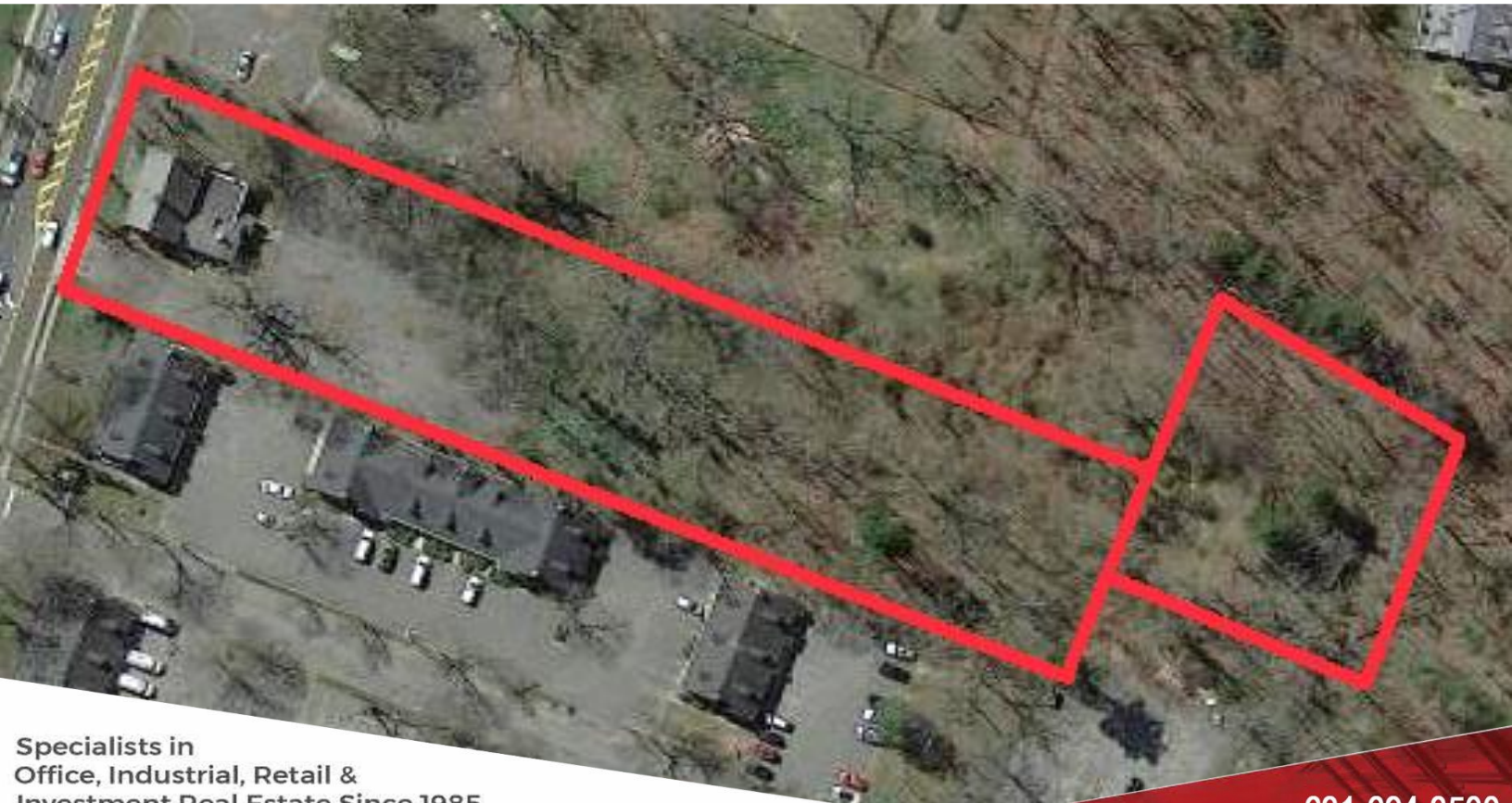




**For Sale: 263 E Main St. Smithtown, 11787**  
**2.23 Acre Medical/Office Development Site**



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*All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.*



**Property Description:**

- +2.23 Acre Site
- Can build +-12,000 SF as of right (see next page for proposed plans)
- Permitted Uses: Office, Medical, Bank, Library, Funeral Home, Pharmacy
- Existing +-2,200 SF Historic medical building with +-2,000 SF loft on site
- Large private parking lot
- Route 25A exposure
- 3 miles to St. Catherine of Siena Hospital
- 6 miles to Stony Brook Hospital

**Asking Price: \$2,000,000**

**Taxes: \$20,269.08 Per Annum**

**For More Information Contact:**

**Desmond Mullins**

**Licensed RE Associate Broker**

Cell: 631-398-5654

Office: 631-694-3500 Ext. 306

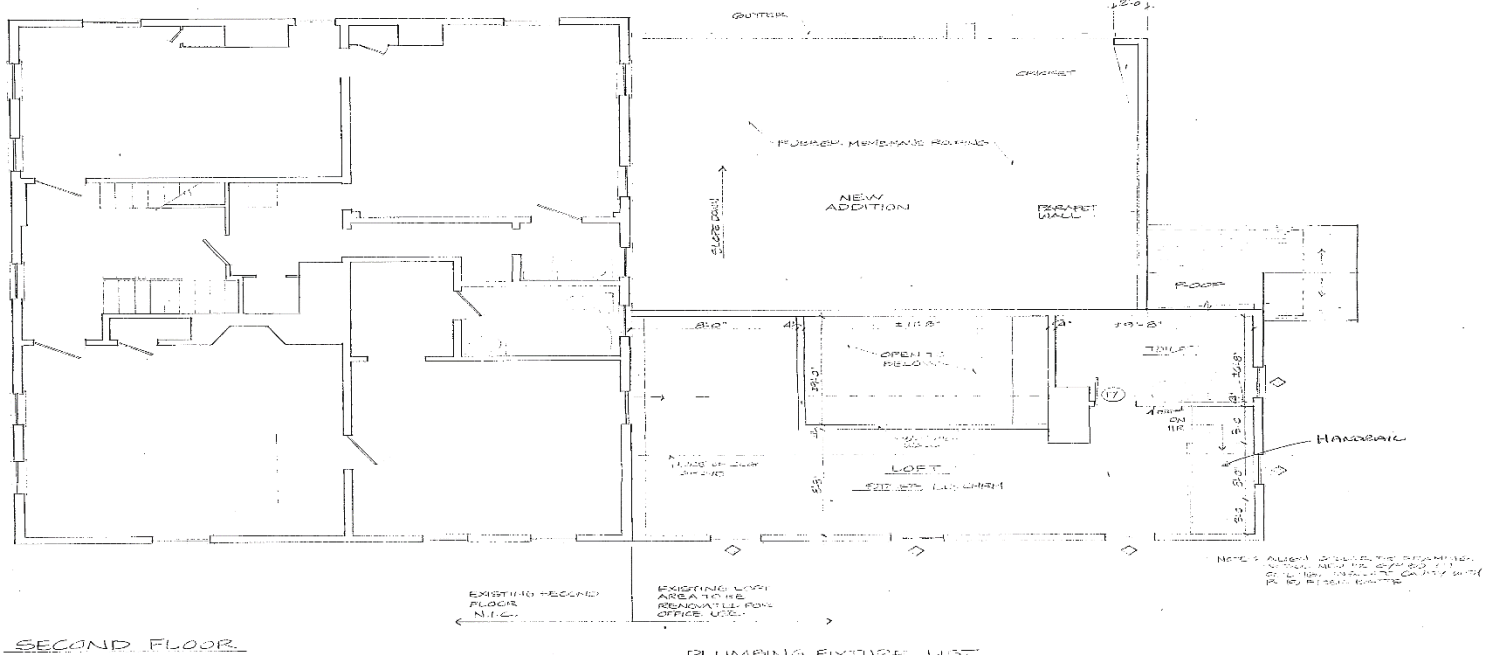
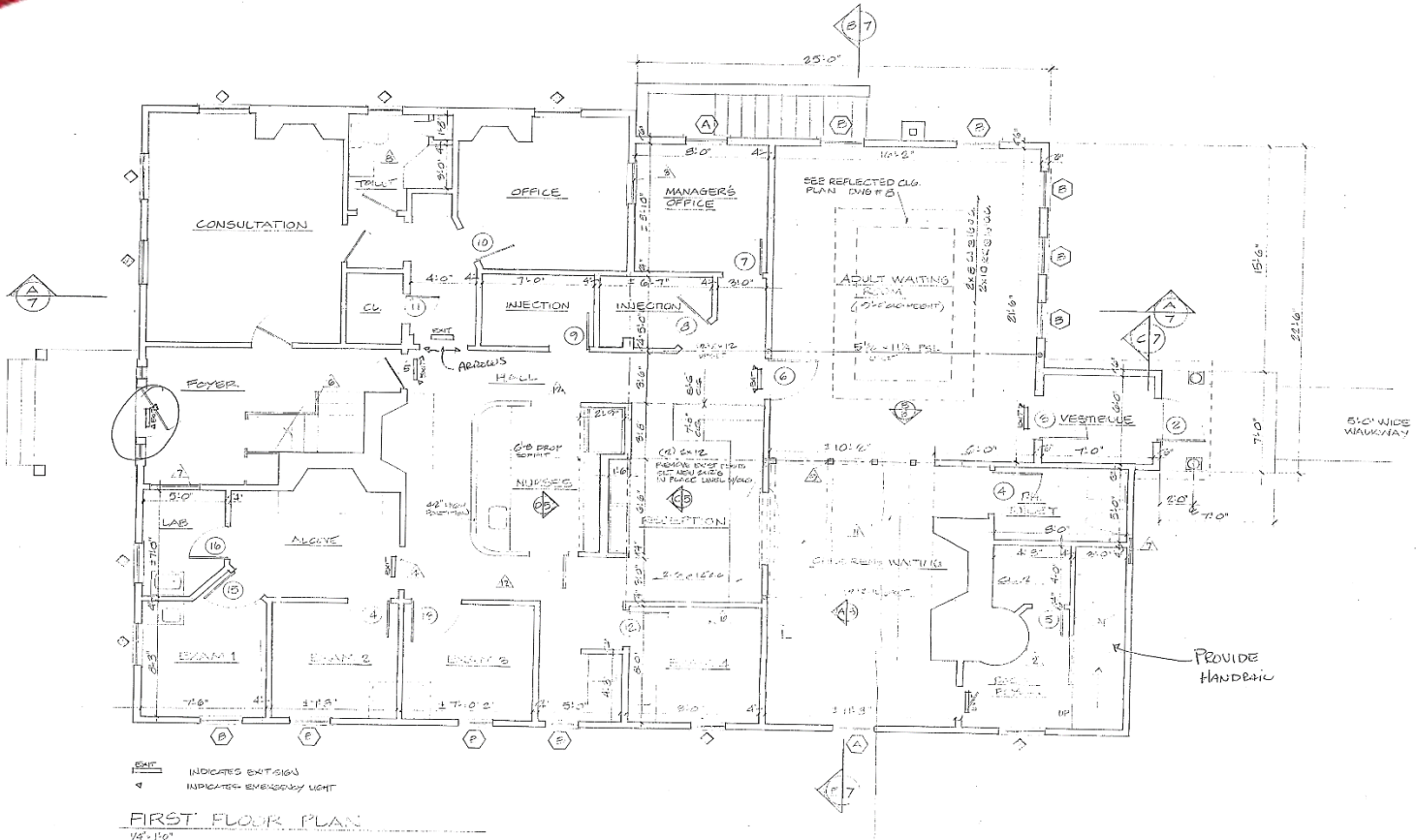
Email: [Dmullins@industryone.com](mailto:Dmullins@industryone.com)

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## Existing Building Floor Plans



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