

OFFERING MEMORANDUM

1038 West Jericho Turnpike | Smithtown, New York 11787

FOR SALE



Commercial

SELF STORAGE
COMING SOON

ellimancommercial.com

EXECUTIVE SUMMARY



1038 West Jericho Turnpike | Smithtown, New York 11787

Building Size:	4,300 SF	Lot Size:	0.32 Acres
Parking Spaces:	25 Surface Spots	Zoning:	WSI
Annual Taxes:	\$27,765.00	Sale Price:	\$1,600,000.00

To schedule a private tour, please contact Michael Murphy.

Property Overview

An exceptional opportunity to acquire a well-maintained, freestanding professional office building prominently positioned along the highly trafficked West Jericho Turnpike in Smithtown, New York. This ±4,300 square foot building is situated on a 0.32-acre parcel and offers outstanding visibility, accessibility, and a highly functional layout suitable for a wide range of professional uses.

The property provides ample on-site parking for approximately 25 vehicles, including ADA-accessible spaces, and multiple covered spaces offering convenience for both employees and clients. The building has undergone extensive renovations within the past ten years, with significant interior and exterior upgrades that contribute to its modern, turnkey condition. Brand new roof and HVAC in 2022. It features a ground floor reception area, multiple executive offices, efficient workspace configurations, and private restroom facilities, making it well-suited for legal, accounting, or general office use.

Strategically located in the heart of Smithtown, the property benefits from excellent exposure along a heavily traveled commercial corridor with prominent marquee signage, and is surrounded by a strong mix of national and local retailers. The site offers convenient access to major roadways, including Nesconset Highway (Route 347), Veterans Memorial Highway, the Long Island Expressway (I-495), and the Northern State Parkway, providing seamless connectivity throughout Long Island.

With annual real estate taxes of \$27,765, this offering presents a compelling opportunity for an owner-user or investor seeking a well-located, professionally upgraded office asset in a highly desirable Suffolk County market.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

COMPLETE HIGHLIGHTS

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Property Highlights

- **Prime Visibility & High-Traffic Location:** Situated directly on West Jericho Turnpike, this property offers exceptional frontage and exposure along one of Smithtown's most heavily traveled commercial corridors, ensuring strong visibility for any professional use. Prominent Marquee Signage. Zoned WSI which allows for a wide variety of uses.
- **Turnkey, Recently Renovated Asset:** The building has undergone extensive interior and exterior renovations within the past ten years, providing a modern, well-maintained environment that requires minimal immediate capital investment. New Roof and HVAC.
- **Ample On-Site Parking with ADA Compliance:** The property features parking for approximately 25 vehicles, including designated ADA-accessible spaces, delivering a highly functional and convenient experience for both employees and visitors.
- **Strategic Central Suffolk County Location:** With close proximity to Nesconset Highway, Veterans Memorial Highway, the Long Island Expressway, and the Northern State Parkway, the property offers seamless regional accessibility and connectivity.
- **Flexible Layout Ideal for Professional Use:** Designed with multiple executive offices and private restroom facilities, the building is well-suited for a wide range of professional users, including medical, legal, financial, and general office practices.

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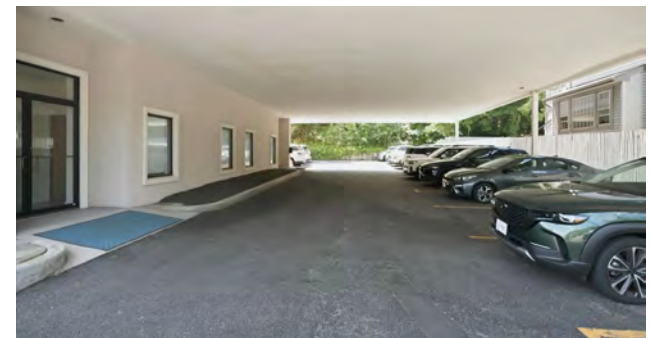
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EXTERIOR PHOTOS

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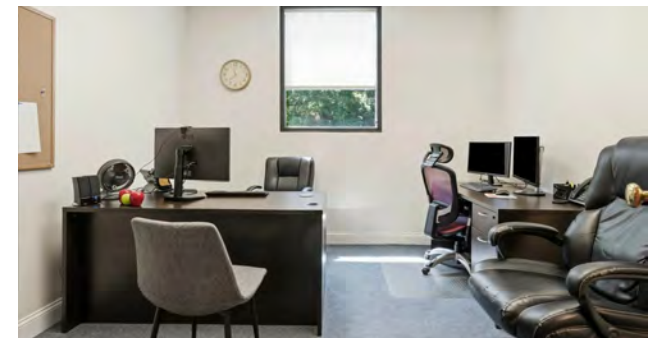
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INTERIOR PHOTOS

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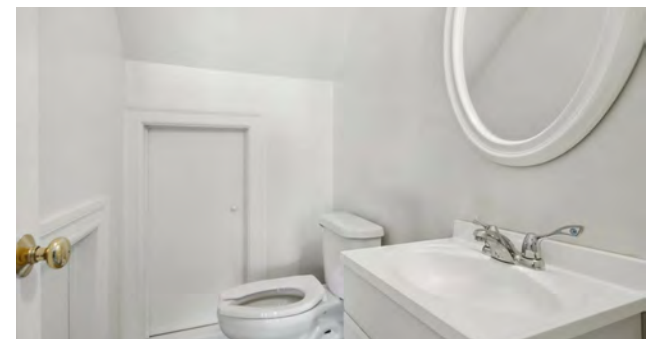
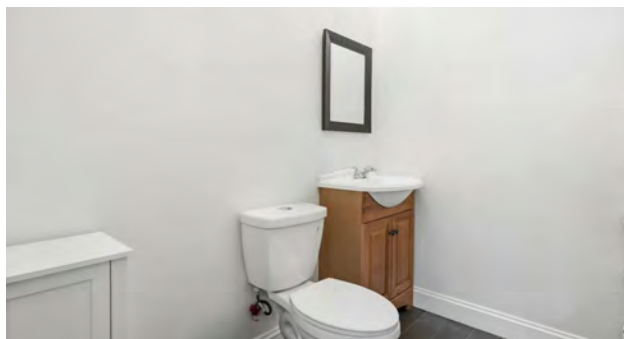
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FLOOR PLAN

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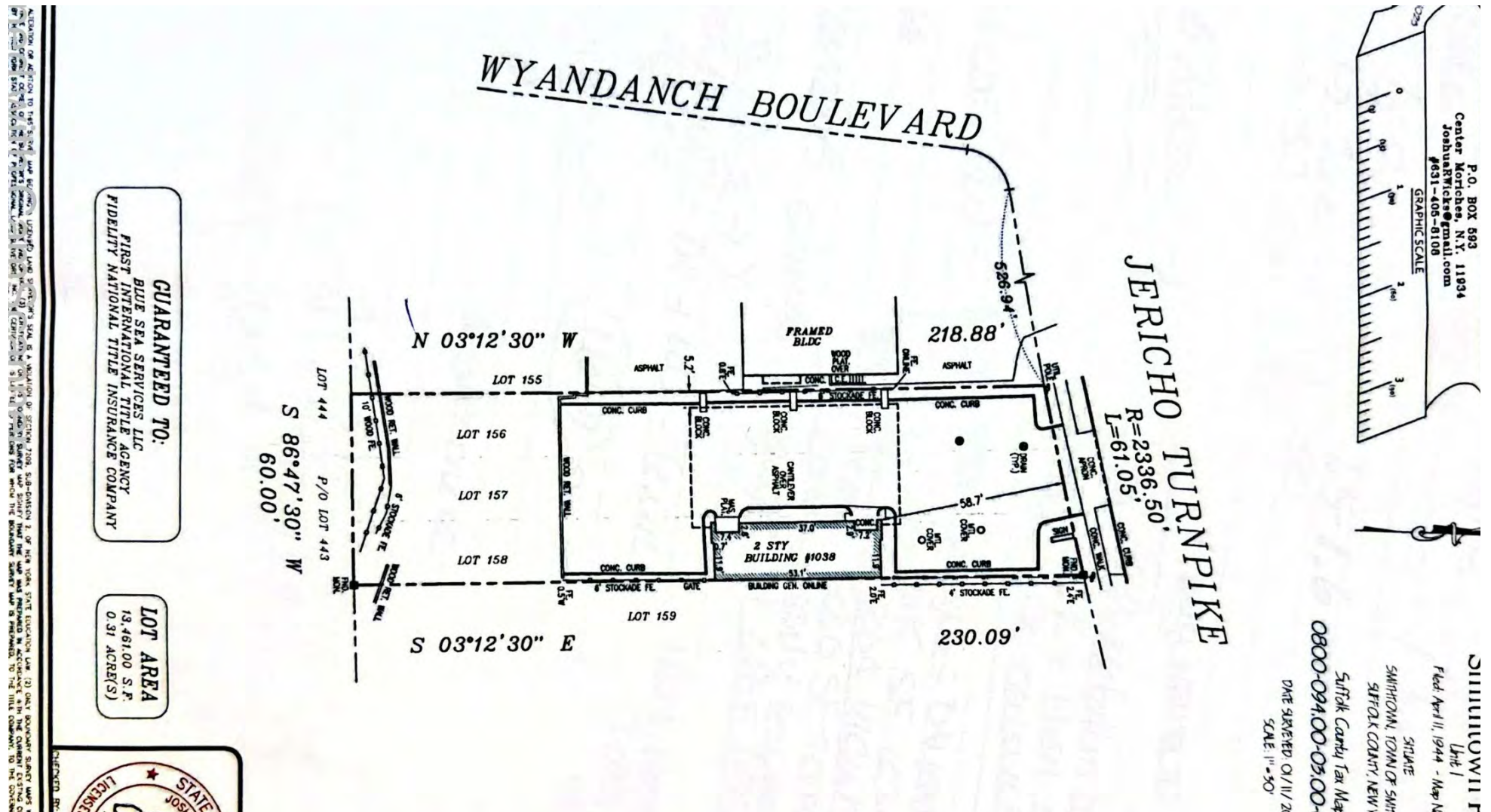
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PROPERTY SURVEY

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RETAIL MAP

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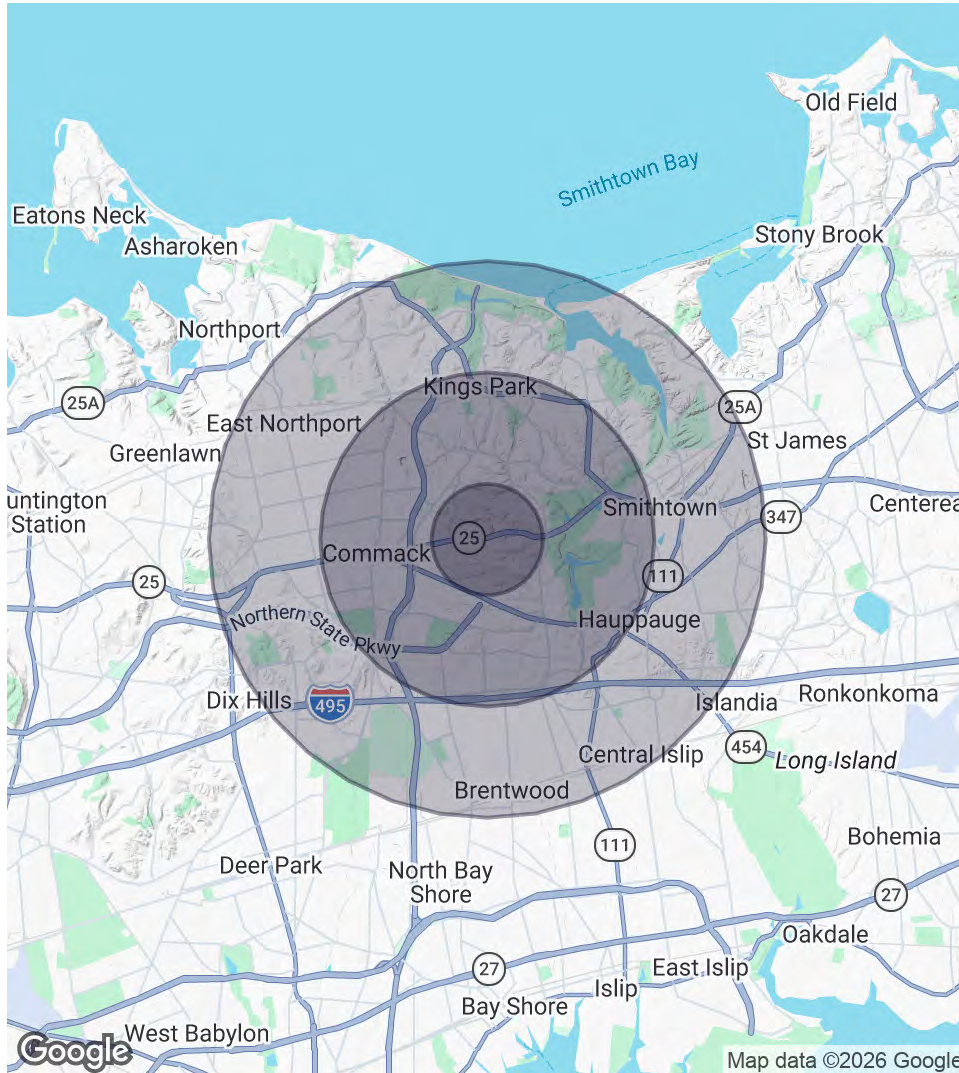
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DEMOGRAPHICS MAP & REPORT

1038 West Jericho Turnpike | Smithtown, New York 11787



1 Mile Radius

Population

9,542

Households

3,188

Average HH Income

\$174,919

3 Miles Radius

Population

65,727

Households

22,182

Average HH Income

\$184,978

5 Miles Radius

Population

165,840

Households

54,753

Average HH Income

\$183,994

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Self Storage
Coming Soon

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We Are Commercial Real Estate

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