

FOR SALE | 1,575 SF PROFESSIONAL OFFICE CONDO

325 East Main Street, Suite 4 | Smithtown, New York 11787

PRICE REDUCED-OWNER MOTIVATED



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

325 East Main Street, Suite 4 | Smithtown, New York 11787

Total Building Size:	3,150 SF	Lot Size:	1.14 Acres
Unit Size:	1,575 SF	Zoning:	WSI
Annual Taxes:	\$10,142.00	Sale Price:	\$469,000.00

Annual Maintenance Fee \$7,932 includes capital assessment fee.

PRICE REDUCED! \$469,000.00 | Owner Motivated To Sell!!

Ideal opportunity to purchase a 1,575 SF professional office condominium strategically positioned within a well-established professional office park on heavily traveled East Main Street (Middle Country Road) in Smithtown, NY. Situated on a 1.14-acre lot, the suite features a welcoming waiting area with an adjacent reception space, four private offices, a spacious kitchen/breakroom, and two bathrooms. The unit features pull down steps in the kitchen area that offers access to partially finished attic storage space. The layout supports a wide range of medical or professional office uses and offers a true move-in ready environment. Ideal for attorney, CPA, insurance, real estate or any professional office use.

The property provides ample parking for both visitors and staff and is located just minutes from the restaurants, shops, and amenities of the Village of Smithtown. The Smithtown commuter rail station is also nearby, offering convenient access for employees and clients, along with close proximity to major highways for seamless regional connectivity. Incredible demographics in the heart of Smithtown.

Property Highlights

- 1,575 SF professional office condo within an established Smithtown office park
- Prime visibility along heavily traveled East Main Street (Middle Country Road)
- Efficient layout featuring reception/waiting area, four private offices, large kitchen/breakroom, and two bathrooms + partial attic storage
- Ample on-site parking for staff and visitors in large lot
- Minutes to Village amenities, Smithtown LIRR station, and major highways

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

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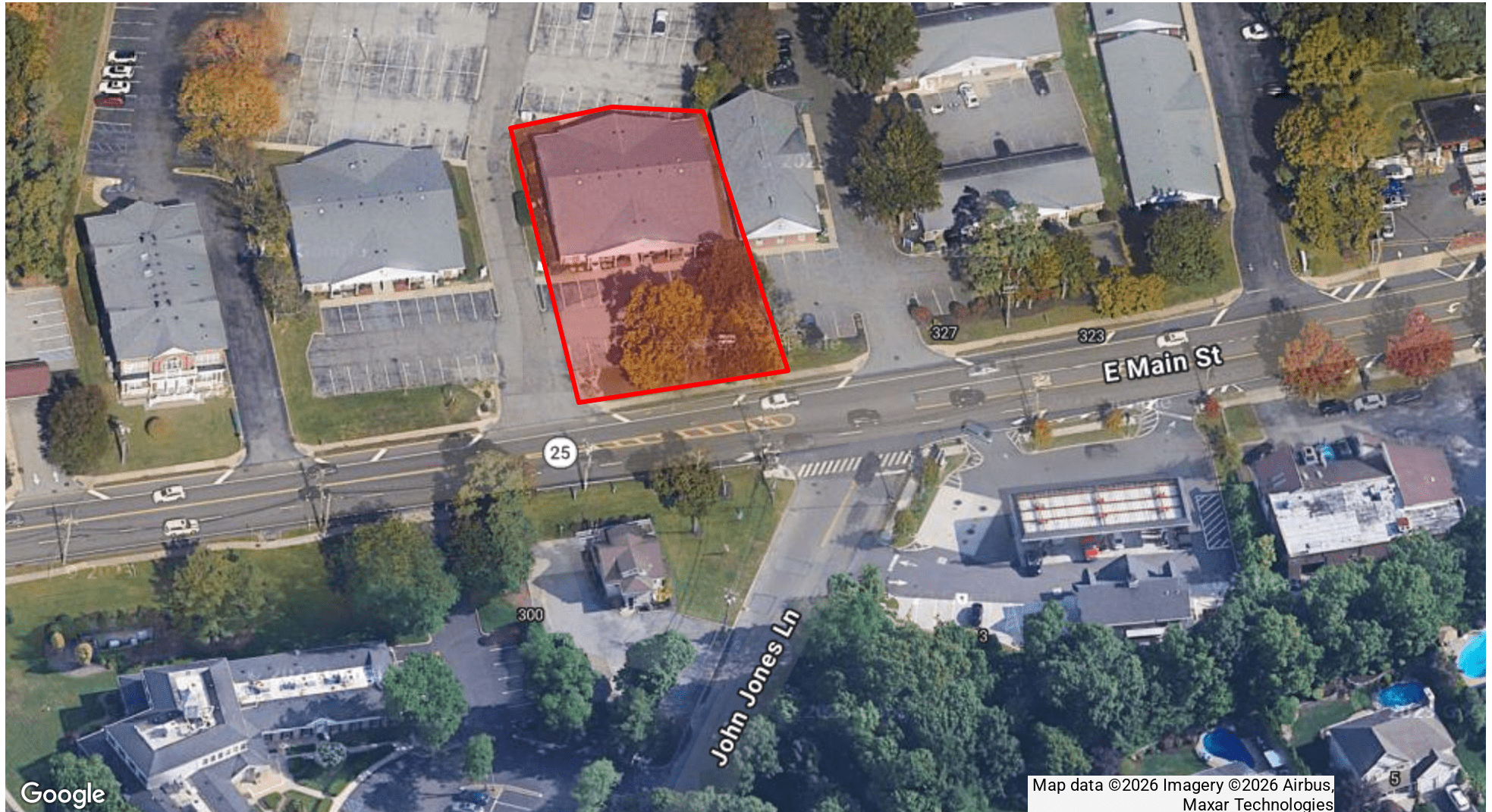
Christopher Mauriello

Licensed Real Estate Salesperson

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AERIAL VIEW OF PROPERTY

325 East Main Street, Suite 4 | Smithtown, New York 11787



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ADDITIONAL PHOTOS

325 E Main St | Smithtown, New York 11787



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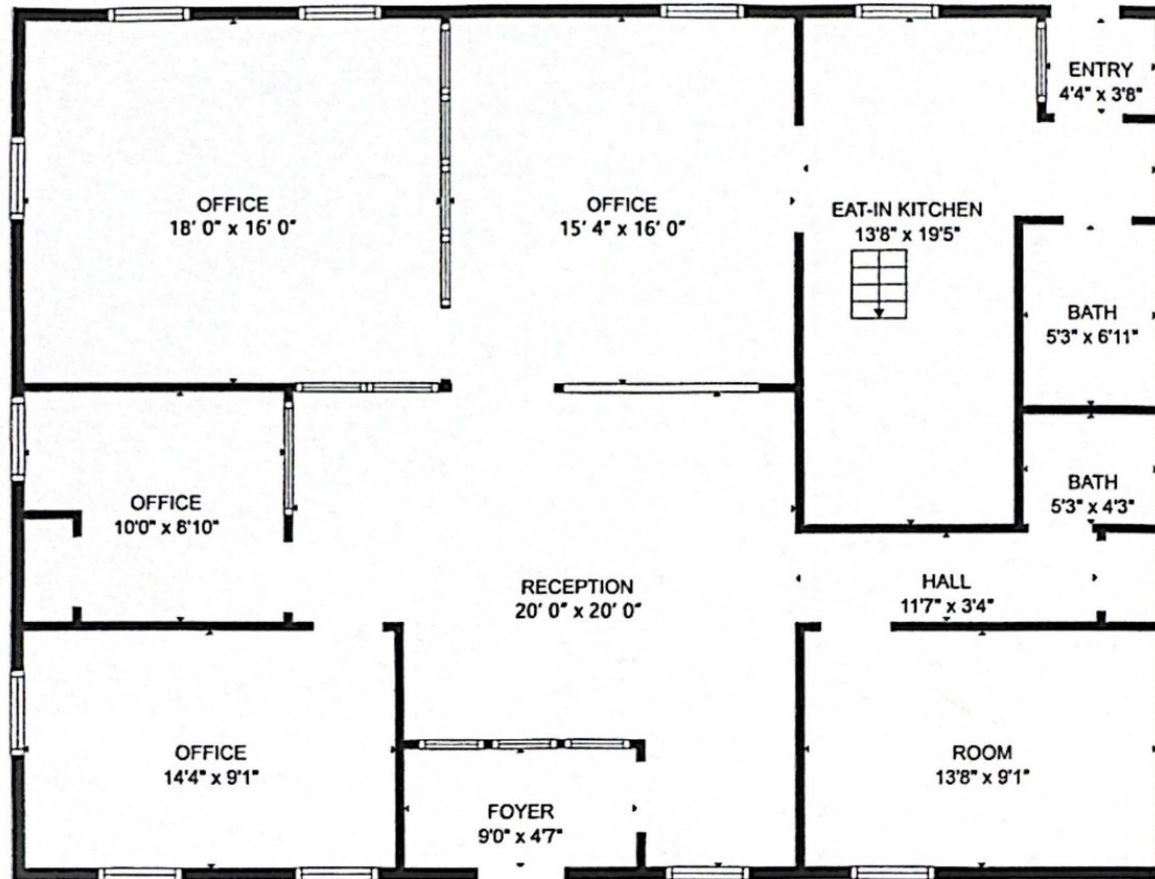
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FLOOR PLAN

325 E Main St | Smithtown, New York 11787



TOTAL: 1565 sq. ft.
FLOOR 1: 1421 sq. ft., FLOOR 2: 0 sq. ft.
EXCLUDED AREAS: UNDEFINED: 7 sq. ft., LOW CEILING: 349 sq. ft., ATTIC: 164 sq. ft.
WALLS: 132 sq. ft.

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RETAIL MAP

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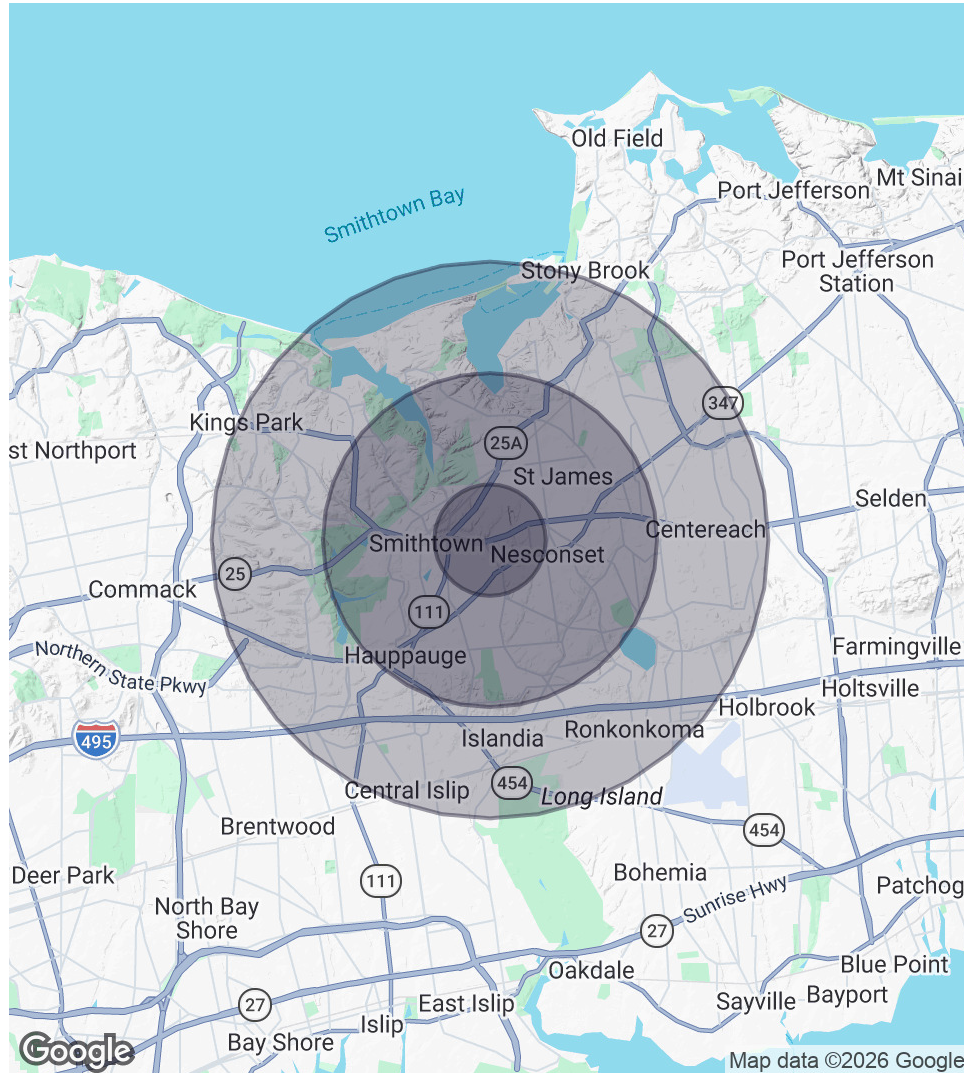
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DEMOGRAPHICS MAP & REPORT

325 East Main Street, Suite 4 | Smithtown, New York 11787



1 Mile Radius

Population
8,648
Households
2,903
Average HH Income
\$212,201

3 Miles Radius

Population
72,527
Households
25,416
Average HH Income
\$201,612

5 Miles Radius

Population
200,438
Households
64,026
Average HH Income
\$181,786

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We Are Commercial Real Estate

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