

Property For Sale

Suffolk Sportsman

119 East Main Street Smithtown, NY 11787



For More Information:

 **Douglas Elliman**
Commercial

Louis Fisher

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Offering Summary	
Sale Price:	\$1,175,000
Building Size:	1,127 SF
Available SF:	1,127 SF
Lot Size:	0.05 Acres
Price / SF:	\$1,042.59
Zoning:	Commercial

Property Overview

Property and business for sale in a busy Main Street area of Smithtown , New York.

This successful and profitable 20 year old business generating over a million dollars in annual sales and net profits are approximately \$300,000 a year, is now passing on its name and client base to new energetic investors who can appreciate all the upside potential of owning a muti-faceted business of firearms, fish and tackle.

Requirements:

- *Federal firearm License
- *Need to hold a pistol License.
- *State firearm License
- *Consumer Affairs second hand merchandise License.

Inventory includes (walk ins & internet sales): firearms (new and pre owned), ammo, accessories, fishing tackle and bate.

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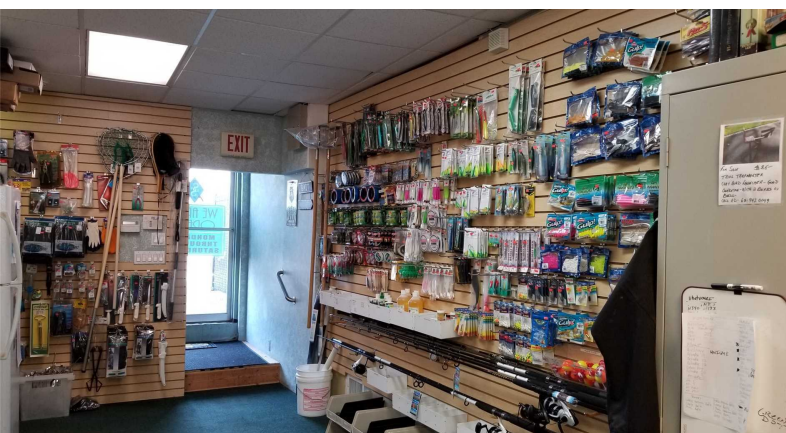
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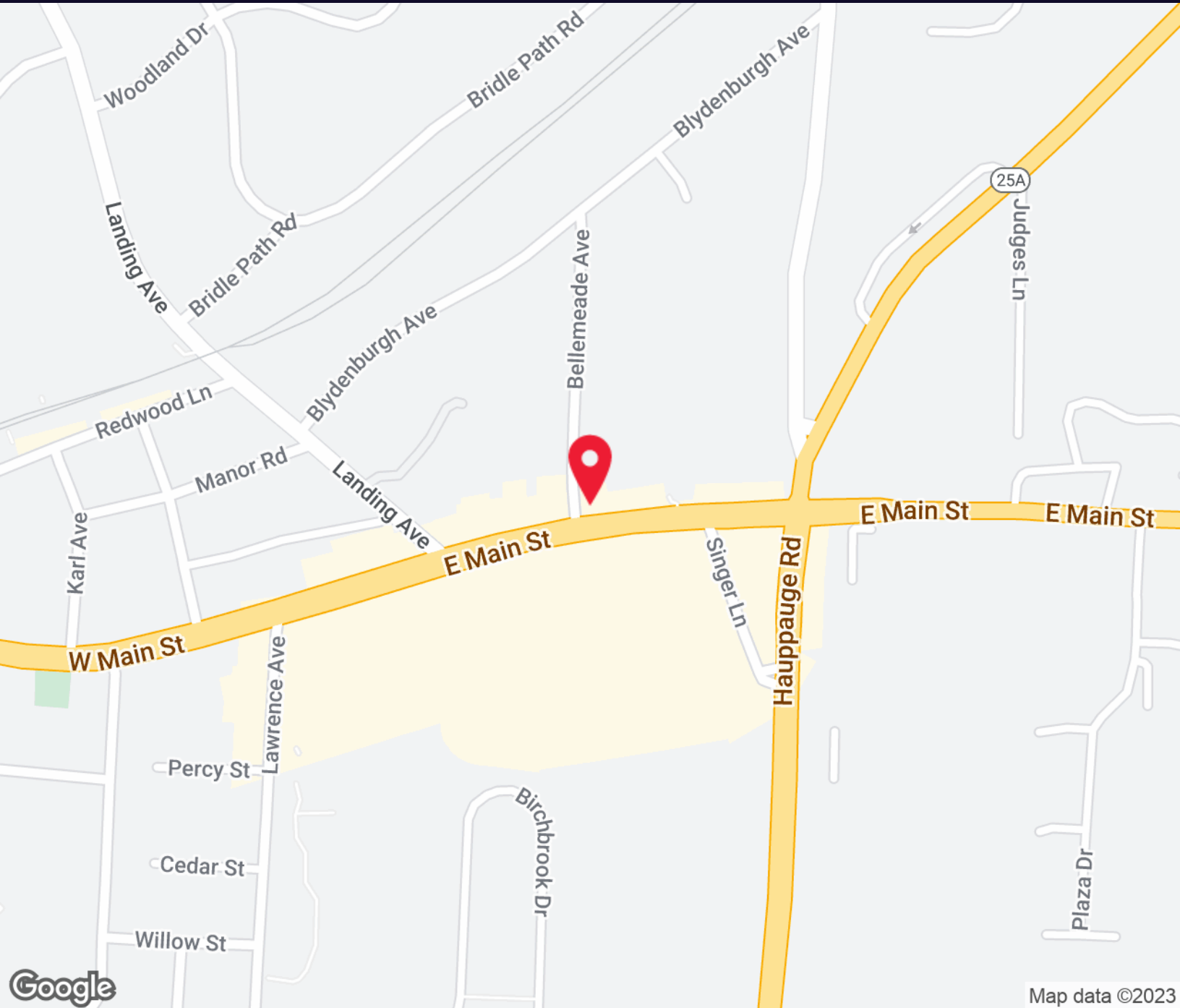
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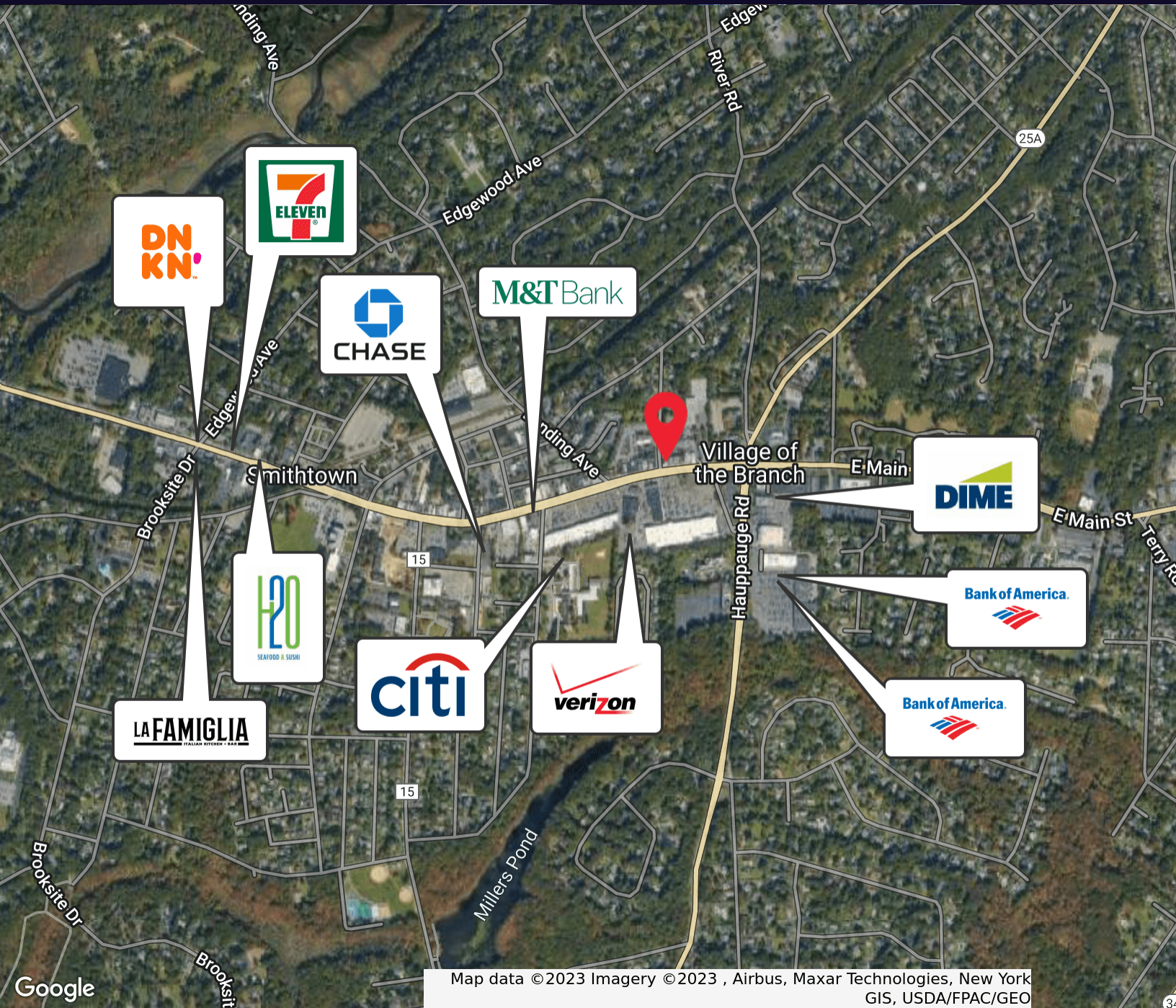
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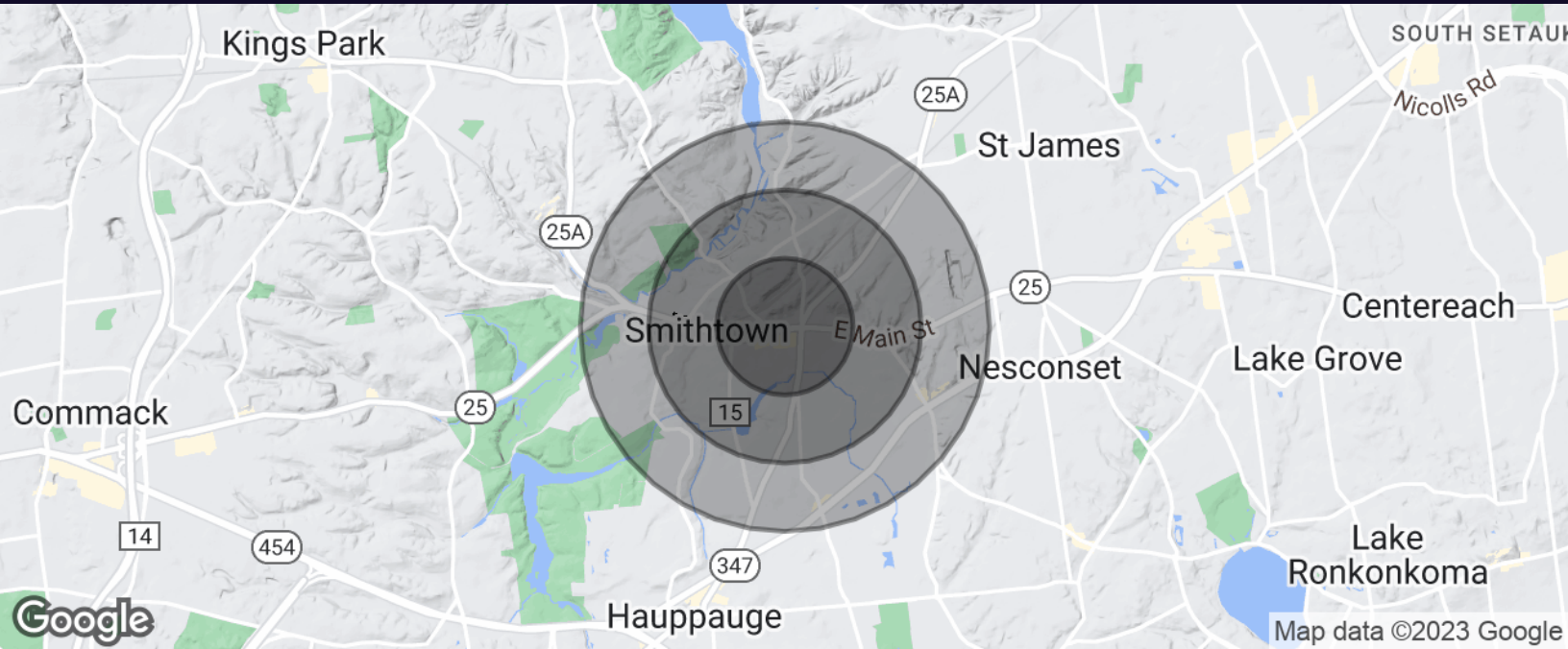
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,474	6,667	16,151
Average Age	46.6	44.9	44.6
Average Age (Male)	46.7	44.6	43.9
Average Age (Female)	44.9	44.1	44.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	549	2,430	5,871
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$169,063	\$163,464	\$156,612
Average House Value	\$563,499	\$536,335	\$522,674

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each other each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

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