

For Sale or Lease ~ Office / Retail Property  
**1268-1276 Smithtown Ave**  
Bohemia, NY 11716

**METRO**  
REALTY SERVICES LLC

**Sale Price Reduced**

**1,500sf on First Floor  
Now Available for Lease**



**USER / INVESTMENT OPPORTUNITY**

**Building Size:** 7,510 SF  
**Floors:** 2

**Sale:** ~~\$875,000~~ \$825,000  
**Taxes:** \$24,500 / year

**Comments:**

- ◆ Office / Retail
- ◆ Zoned Business
- ◆ Between Veterans Hwy & Sunrise Hwy

**AVAILABLE FOR LEASE**

**First Floor (Northside)**

1,500 SF Office / Retail  
Private Entrance & Bath  
\$1,750.00 Month + Utilities  
Occupancy – Oct 2016

**Second Floor (Suite A)**

1,650 SF Office / Lab  
57' Window Area  
\$2,065.00 Month Gross  
Includes Utilities

**Second Floor (Suite B)**

1,137 SF Office  
Built to Suit  
1 Bathroom, Corner Unit  
\$1,425.00 Month Gross  
Includes Utilities

**Second Floor (Suite C)**

605 SF Office  
Corner Suite  
\$775.00 Month Gross  
Includes Utilities

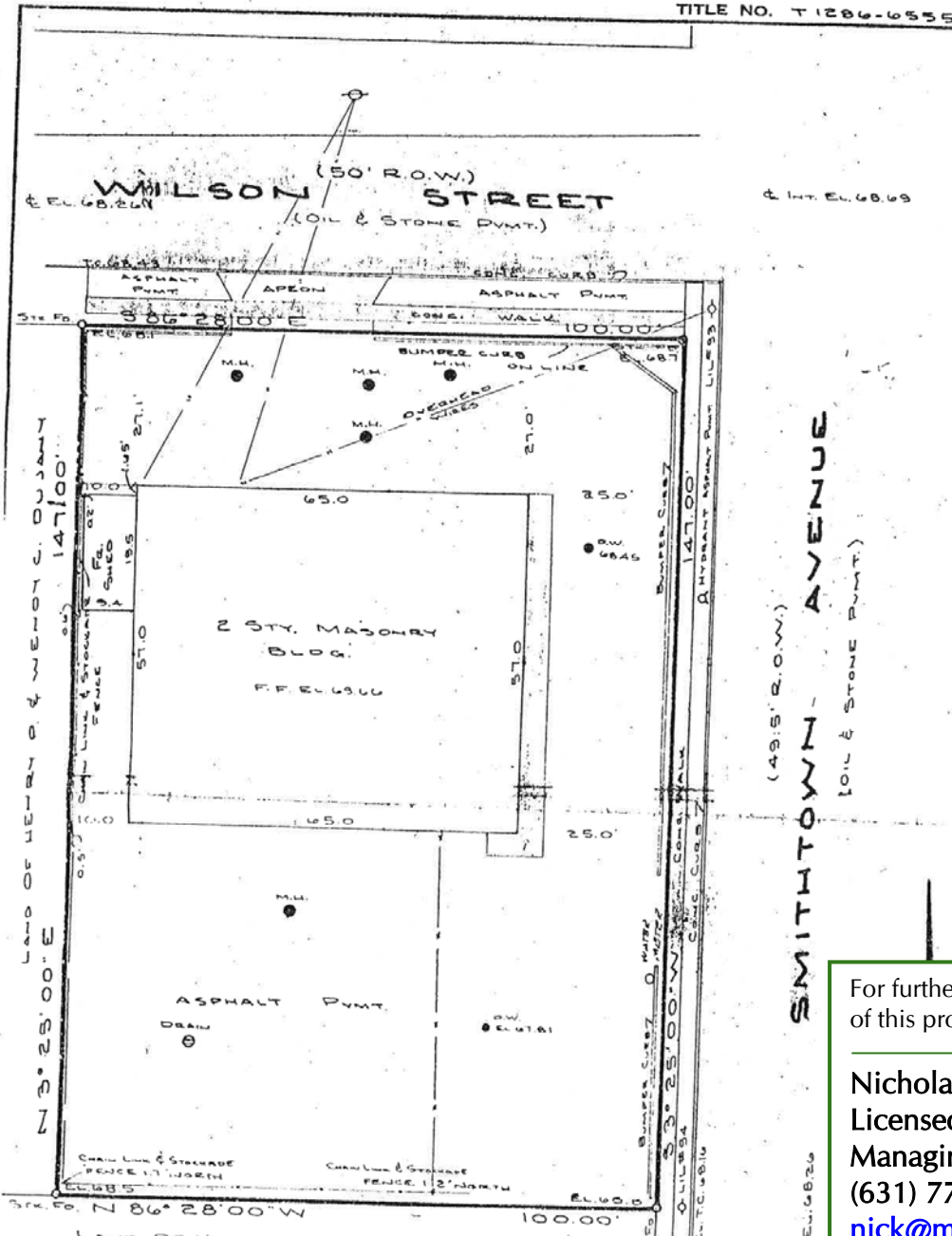
For further information or to arrange an inspection of this property please contact "Exclusive Agent":

**Nicholas Romano, Licensed Real Estate Broker**  
Managing Partner  
(631) 770-0700 ext. 6362  
[nick@metrorealtyservices.com](mailto:nick@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

Metro Realty Services, LLC  
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 Licensed Real Estate Broker  
 Managing Partner  
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