

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

METRO
REALTY SERVICES LLC



USER / INVESTMENT OPPORTUNITY

Building Size: 7,510 SF
Floors: 2

Sale: \$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 - 1st Flr
\$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

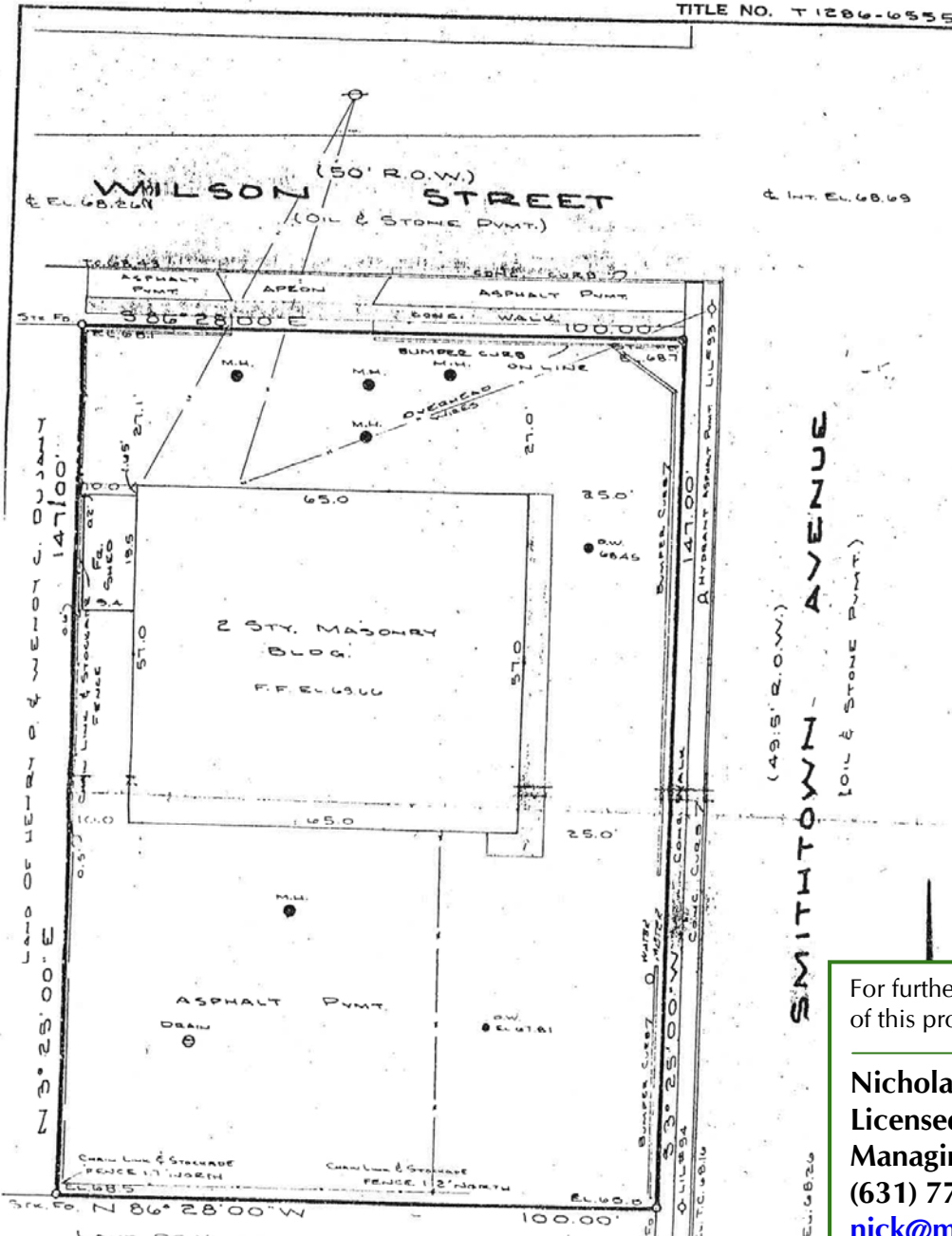
For further information or to arrange an inspection of this property please contact "Exclusive Agent":

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

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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