

For Sale or Lease ~ Office  
**333 Smithtown Blvd**  
Nesconset, NY 11767

**METRO**  
REALTY SERVICES LLC



**MUST SELL**

Building Size: 2,881 sf  
Lot Size: .37 acres  
Zoned: Neighborhood Business  
Parking: 16+ cars  
Basement: Not included in 2,881 sf  
Taxes: \$18,698.19  
Lease Price: \$4,400 / per month incl. taxes  
Sale Price: ~~\$595,000~~ ~~\$550,000~~ \$495,000



Comments:

- ◆ High Profile Professional Offices
- ◆ Medical, Dental, Attorney... etc.
- ◆ 1,846' 1<sup>st</sup> Fl, 1,035' 2<sup>nd</sup> Fl

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

**Andrew B. Blumenthal, Licensed Real Estate Broker**  
Managing Partner  
(631) 770-0700 ext. 6363  
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)

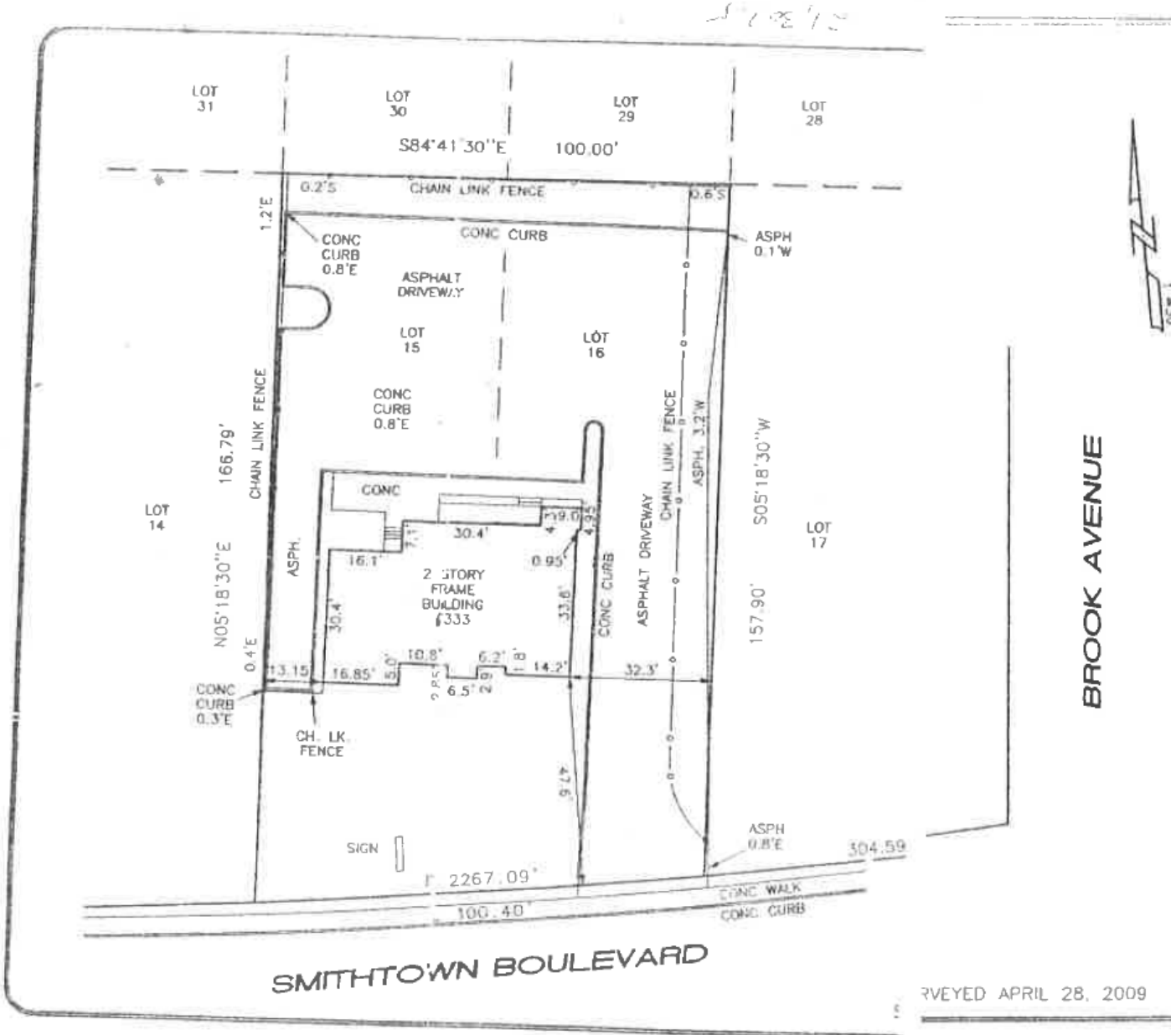
**Anthony Garistina, Licensed Real Estate Broker**  
Managing Partner  
(631) 770-0700 ext. 6366  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

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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