

For Sale or Lease



791-795

MIDDLE COUNTRY ROAD | SAINT JAMES, NY

Industrial/
Retail
Showroom
User/Investor

+/- 14,935 SF Multi-Tenant Industrial/Retail Center Situated on 1.05 Acres

+/- 10,660 SF Available for User

Tremendous Frontage on Middle Country Road

Excellent exposure on one of the north shore's most prominent roads

Colliers

BUILDING DETAILS

ACRES
1.05

BUILDING SIZE
14,935 SF

AVAILABLE SPACE
10,660 SF

LOADING
6 ROLL UPS (2 AVAILABLE FOR USER)

PARKING
43 SPACES - 3.5/RATIO 1,000 SF

FRONTAGE
138' ON MIDDLE COUNTY ROAD

BUILT
1980

CONSTRUCTION
BLOCK/STEEL

HEAT
GAS



+/- 10,660 SF
Available for User

CURRENT INCOME FROM TENANT: **\$102,927.90** (LEASE THROUGH 2023 WITH OPTIONS)

ASKING SALE PRICE: **\$2,800,000.00**

Current Taxes: **\$43,771.94 (\$2.93/SF)**
(Property is subject to Town of Smithtown, general and school taxes.)

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Gas Heat
16' Ceiling Height

Parking lot with
3.5 cars per 1,000 SF

138 feet of frontage
on Middle Country Road

Well maintained and
in excellent condition.

Offers tremendous
retail-type exposure
to tenants.

PROPERTY DETAILS

The building is 100% occupied with long-term leases and a very fluid market for retail tenants in western Suffolk. This investment offers a strong and stable NOI, with the ability to substantially increase cash flow over time. The property is well-positioned to capitalize on its highly visible and accessible location, as well as the continued strength of a strong competitive market.



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RETAIL NEIGHBORS

Colliers



**EXCLUSIVE
AGENT**

STEVEN E. D'ORAZIO

NYS Licensed

RE Salesperson

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LONG ISLAND, NY

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LOCATION HIGHLIGHTS

Located in the town of St. James within the Township of Smithtown, this property is in close proximity to the Nesconset Highway (347), North Country Road (25A), Nichols Road, Northern State Parkway and the Long Island Expressway with large traffic counts. Public transportation, via bus lines, is within a short walking distance.