

FOR SALE

ASKING PRICE
\$1,350,000



199 East Main Street

SMITHTOWN, NY 11787 | OFFICE INVESTMENT | 100% LEASED

BUILDING

4,741

SF

OCCUPANCY

100%

LEASED

ASKING PRICE

\$1.35M

\$285 / SF



PRESENTED BY

Vincent Piazza

Associate Real Estate Broker



P (631) 346-7860

E vpiazza@rrcrg.com

W rrcommercialrealtygroup.com

PROPERTY OVERVIEW

\$1,350,000

199 East Main Street · Smithtown, NY



EAST MAIN STREET FRONTAGE

PROPERTY DETAILS

Building Size	4,741 SF
Stories	3 (2,371 SF each)
Lot Size	0.38 AC / 16,553 SF
Parking	20 Spaces
Building Class	B
Year Built	1850 (Ext. 1980)
Occupancy	100% Leased
Heat	Gas (Converted from Oil)
Price / SF	\$285

PROPERTY HIGHLIGHTS

01

100% LEASED INVESTMENT

Fully occupied office building — turnkey income from day one. Ideal 1031 exchange target or stable cash-flow play.

02

MAJOR CAPEX COMPLETED

New roof, new windows, new gutters, new gas boiler & hot water tank, 2 of 3 new condensers, new mini-split HVAC. Heavy lifting is done.

03

EAST MAIN STREET LOCATION

Prominent Smithtown frontage on East Main Street. 20-space lot, 3 stories of leasable office space, character building with modern systems.

THE OPPORTUNITY

A 100% leased, 4,741 SF Class B office investment on Smithtown's East Main Street corridor. Recently modernized — new roof, new windows, gas conversion, new HVAC components — leaving a buyer with stable in-place income and minimal near-term capital exposure.

SCHEDULE A TOUR · REQUEST OM · (631) 346-7860 · VPIAZZA@RRCRG.COM

ABOUT THE BROKER

R & R Commercial Realty Group



RICHARD PINO

Founder · Licensed Real Estate Broker

NY License #10491208901

Office (631) 406-6801
Mobile (631) 524-0524
EMAIL rpino@rrcrg.com
WEB rrcommercialrealtygroup.com

AREAS OF EXPERTISE

Investment Sales Mixed-Use & Multifamily Retail & Office Leasing 1031 Exchange Advisory

“

At R & R Commercial Realty Group, we focus on creating real value for property owners. We work hands-on with every client, combining market knowledge, aggressive marketing, and disciplined execution to maximize pricing and certainty of close.

— RICHARD PINO, FOUNDER

All information furnished herein is from sources deemed reliable. No representation is made by R & R Commercial Realty Group as to its accuracy and is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. Prospective buyers should conduct their own independent due diligence.