



SCHACKER REALTY

Exclusive Listing

Office/Investment Property For Sale, Available: 5,924 sq. ft.
821-823 W Jericho Tpke, Smithtown



Specifications:

	<u>Property</u>	<u>Available Space</u>
Size:	13,934 sq. ft.	5,924 sq. ft.
Lot Size:	1.28 Acres	
Office Space:	13,934 sq. ft.	5,924 sq. ft.
A/C:	Full A/	Full
Parking:	65	65

Pricing and Timing:

Occupancy:	Q4 2026
Sale Price:	\$3,500,000 (\$251.18/sq. ft.)
Taxes:	\$65,683.00 (\$4.71/sq. ft.)

Prominent corner location at Jericho Tpke and Old Willets Path • Convenient access to the Northern State Pkwy • Front 3,760 SF Suite available, ideal for user/investor • New HVAC throughout • New roof and parking lot • Tenant Information upon request

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All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.



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