

FOR SALE
ASKING PRICE \$1,200,000
PRICE PER LOT SF \$23

15 COUNTY RD 16

Smithtown, NY 11743 | Long Island



1.2 ACRE DEVELOPMENT SITE
VILLAGE OF THE BRANCH, SMITHTOWN

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

**Corner Commercial/Mixed-Use
Development Site on 1.2 Acre Lot**

#2

**Over 100' of Linear Frontage on
Middle Country Road, plus over
20,000 Average Traffic Exposure**

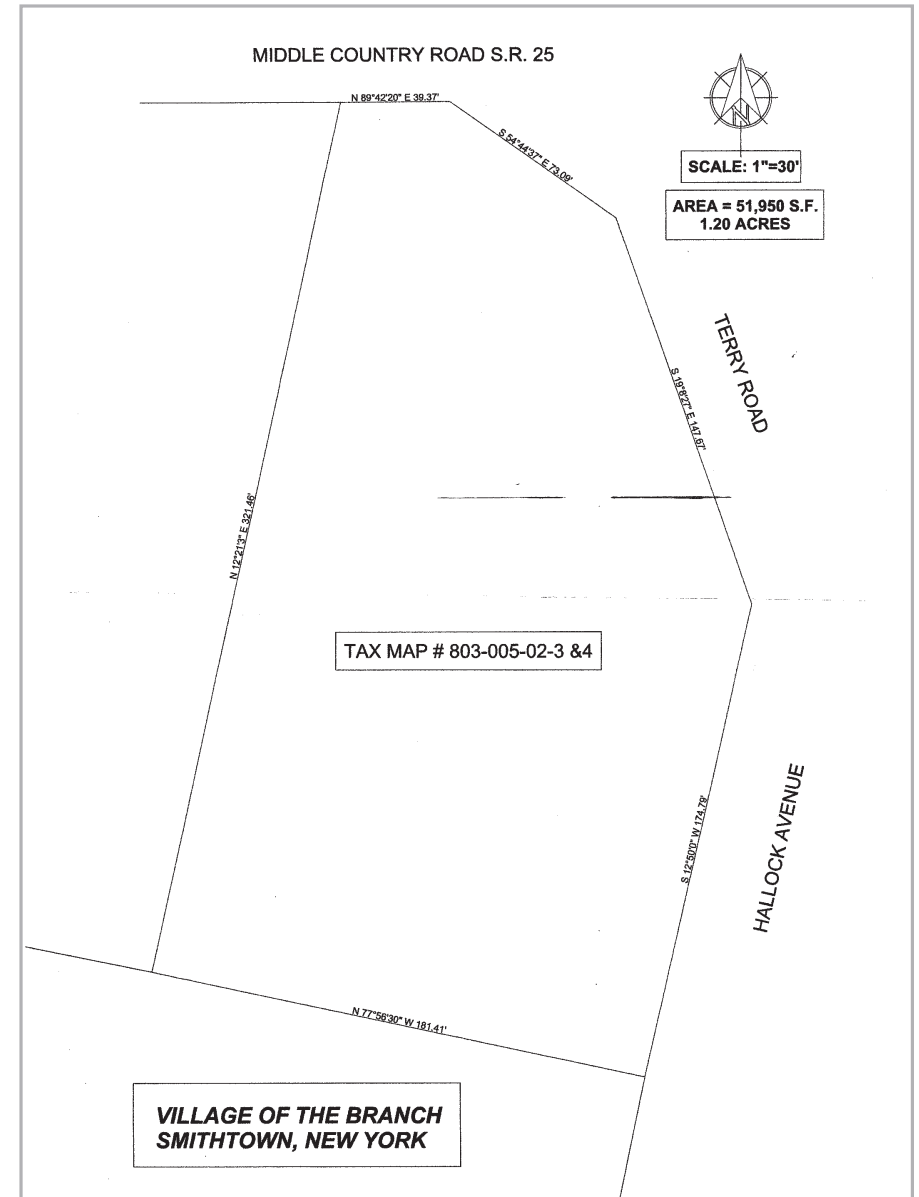
#3

**Conceptual Plans for
7,000 SF Medical Building
With Ample Parking**

#4

**In close proximity to credit
tenants such as Quest
Diagnostics, Northwell Health,
Bethpage Federal Credit Union
and more**

PROPERTY SURVEY



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Address	Middle Country Road, NY 11787		
Village	Village of the Branch		
Location	Located on the corner of Middle Country Road and Terry Road		
Section	5	5	106
Block	2	2	1
Lot	3	4	29

PROPERTY INFORMATION

Gross Lot SF	51,950 SF (approx.)
Lot Acreage	1.2
Lot Dimensions	300' x 190' (irr.) (approx.)

ZONING INFORMATION

Zoning	Historic District
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SUFFOLK COUNTY TAX INFORMATION

Annual Property Tax (2023)	\$3,580
Property Class	311



15 COUNTY RD 16
FOR SALE

RETAIL MAP



**15 COUNTY RD 16
FOR SALE**

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

KEVIN SCHMITZ
kschmitz@ripcony.com
718.663.2644

ANDREW LEOGRANDE
aleogrande@ripcony.com
718.704.1455

FOR FINANCING INQUIRIES:

STEVEN SPERANDIO
sls@ripcony.com
917.975.3260

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80-02 KEW GARDENS ROAD, SUITE 305, QUEENS, 11415 | RIPCONY.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.