



EXCLUSIVE FOR SALE

319 FIRST AVE SAINT JAMES

MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

PROPERTY HIGHLIGHTS

#1

Investment Property with Income

#2

Move in ready, well maintained

#3

Located right near the St James Train Line

#4

Dedicated Parking

PROPERTY SPECS

BUILDING SIZE

+/- 1,111 SF Ground Floor
+/- 597 SF Accessory Apartment
+/- 1,094 SF Basement

LAND SIZE

.24/Acre

ZONING

Mixed Use - Town of Smithtown

TAXES

\$16,434.25 (2023)

LOCATION

Just East of Lake Ave, Saint James

COMMENTS:

Second Floor Apartment Rental is currently Leased till August 2024 (1 year term). Current Tenant has been occupying the Second Floor Apartment since 2020. For rental figures and schedule please reach out to Exclusive Broker for details.

BUILDING SPECS

SANITARY

Cesspool

HEATING

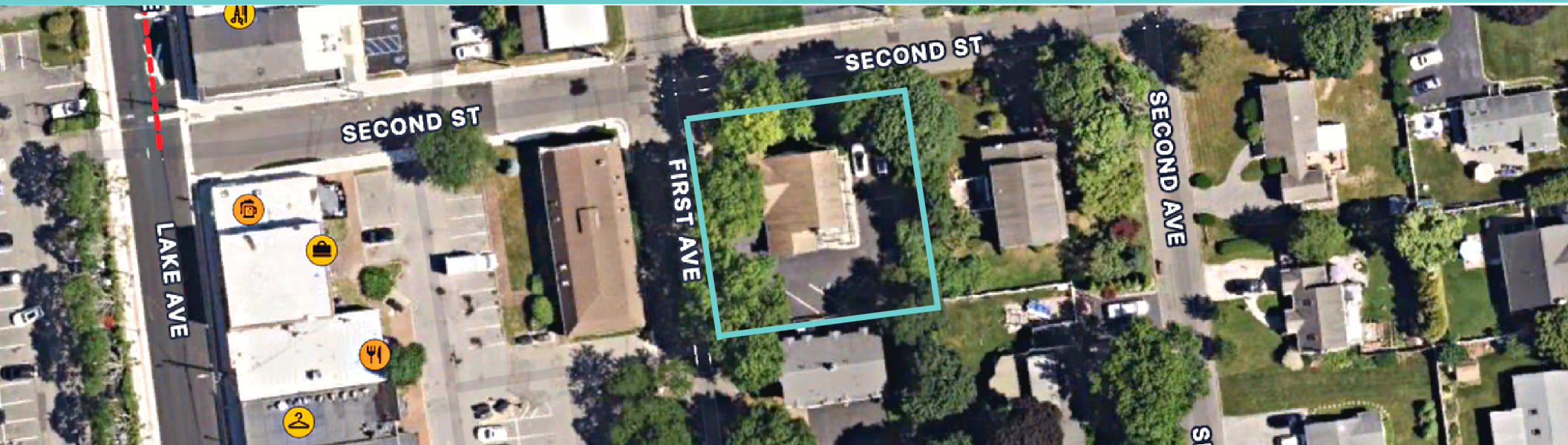
Baseboard - Gas

COOLING

Central Air

BUILDING LAYOUT

Ground Floor consists of a spacious open space upon entrance, 3 Large Offices with 1 Bathroom and kitchenette area. A lot of storage room. Accessory apartment with Income included. Full Basement.



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CLOSE UP AERIAL



Long Island
Rail Road

Garguilo's
Bakery

Total Family Dentistry

Hart & Co.



319 First Ave
St James

SECOND ST

YUMMY
KITCHEN

King
Kullen
America's First Supermarket

Spage's Pharmacy

LAKE AVE

FIRST AVE

SECOND AVE

PHOTOS



PHOTOS

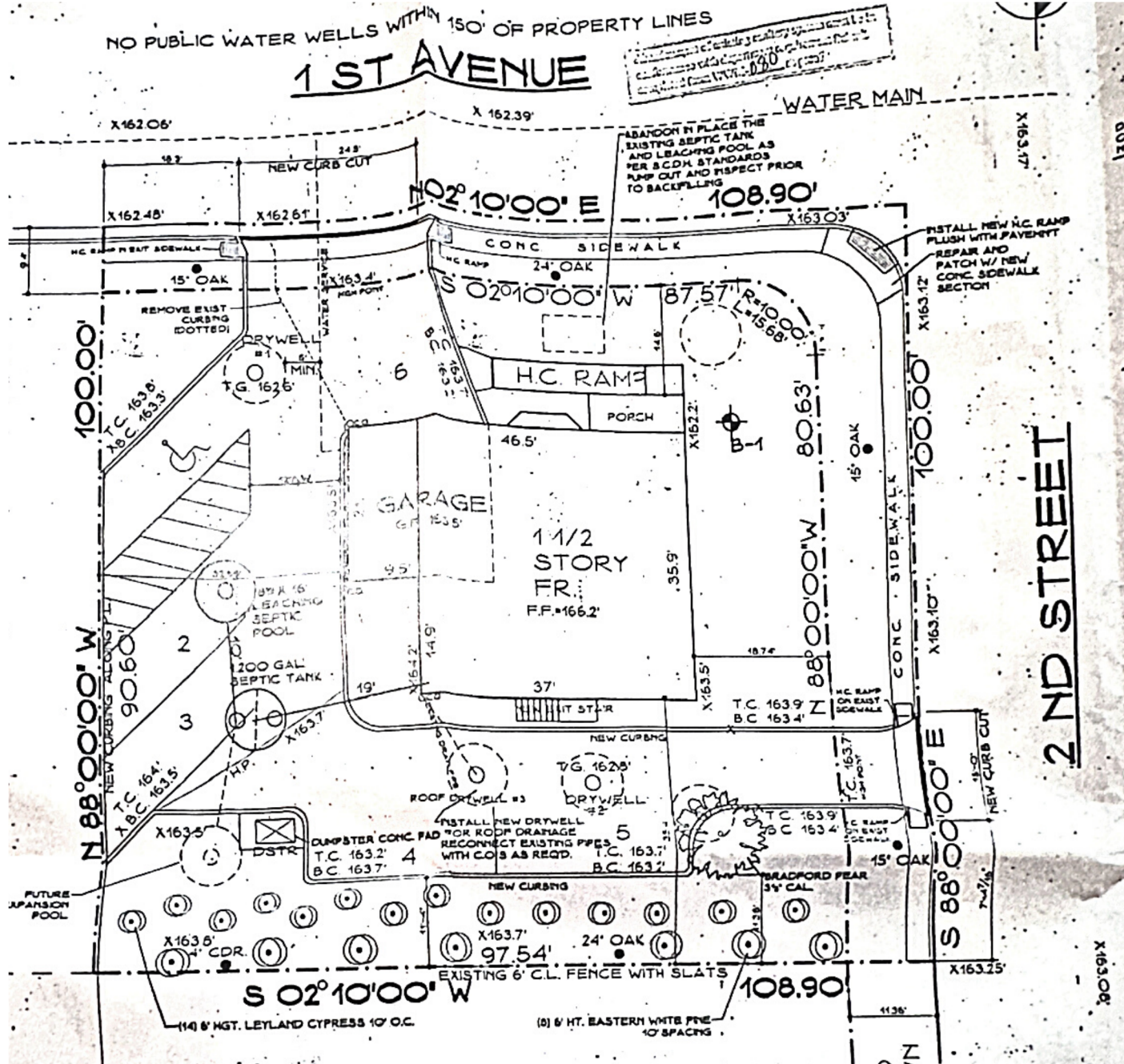


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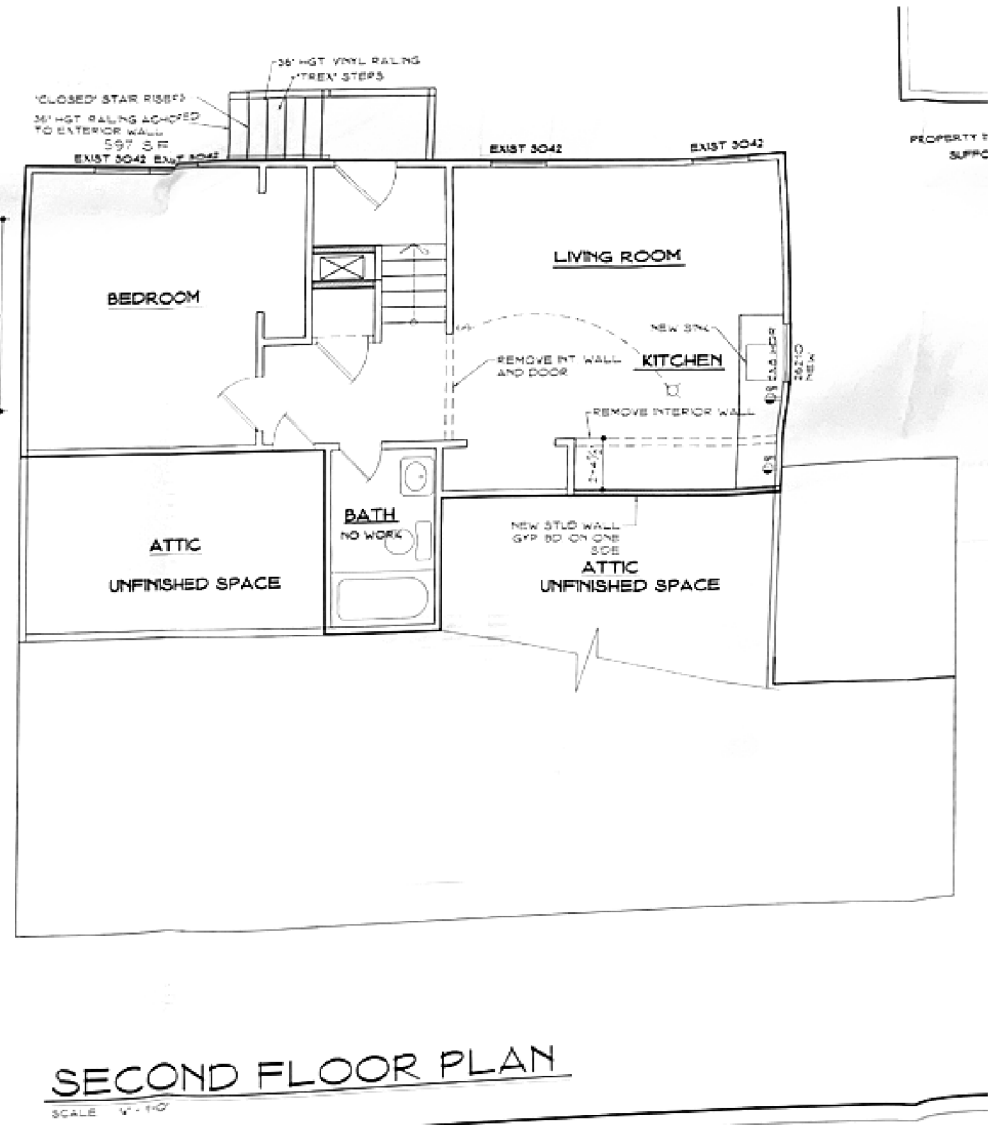
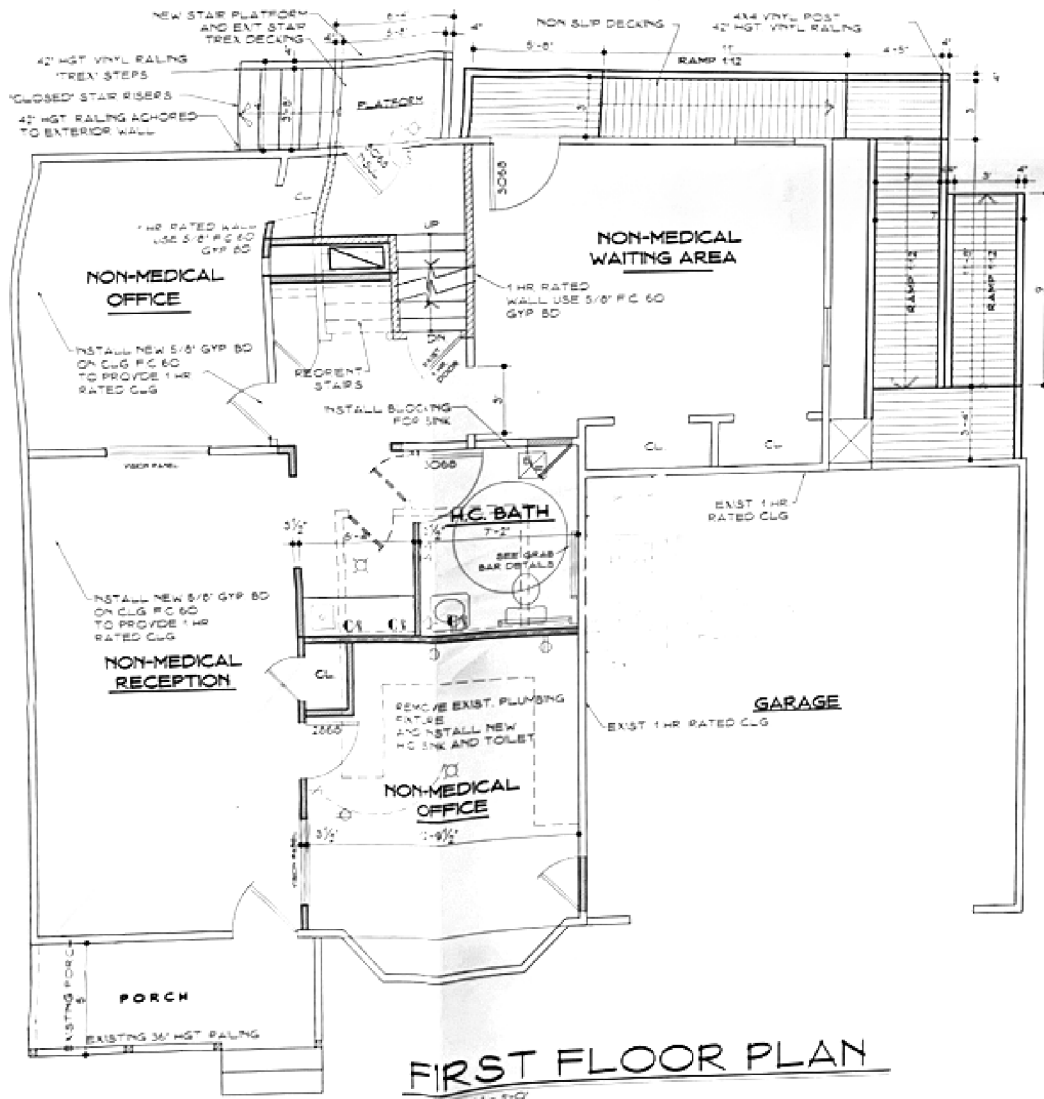
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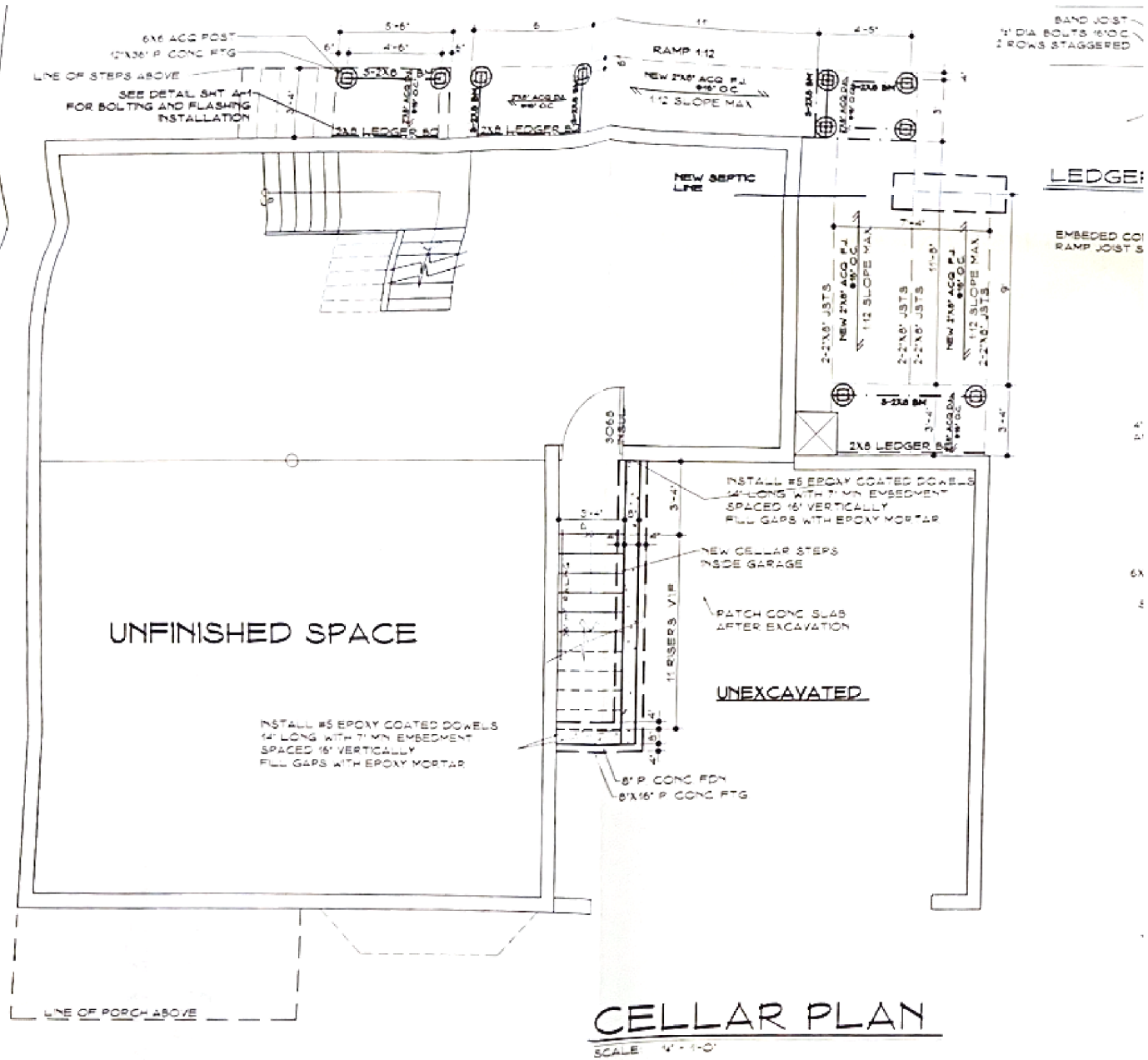
PROPERTY SURVEY



FLOOR PLANS



FLOOR PLANS





Marissa Cosentino

Real Estate Broker

SCOUT REALTY GROUP LLC

MARISSACOSENTINO@OUTLOOK.COM

631.466.2693

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