



121 Nyack Road, Unit #6 Nanuet, NY 10954

For Lease: \$21 PSF

Type: Commercial

MLS#: Square Footage: 3,488

6094782

Approximately 3,488 sf, \$23 psf modified gross, base year taxes and CAM, 12 unassigned parking spaces. Tenant is responsible for utilities. Tenant proportionate share above base year taxes and base year CAM is 8.9%. Built out as a daycare but could be converted to any use in the RS Zone which includes but not limited to Retail drug, dry goods and variety, food, hardware, stationery and tobacco stores; newsstands; and pickup and delivery stores for dry-cleaning, laundry, launderette, laundromat and shoe repair establishments. Other retail stores and service establishments, such as banks, package liquor stores and personal service shops dealing directly with consumers (such as barbershops and beauty parlors, tailor shops, pet shops, photographic studios and

restaurants, tearooms, taverns and outdoor cafes). OR WHOLESALE SALES OR STORAGE AND WAREHOUSE. There is a loading

dock in the rear.

Listing Details

Asking Price: \$21 PSF

MLS ID: 6094782

Status: Leased

Last Update: 5/12/2022

Type: Commercial

Added: 1,764 Day(s) Ago

Property Details

Address: 121 Nyack Road, Unit #6

Zip: 10954

Total Bathrooms: 0

City: Nanuet

County: Rockland

State: NY

Square Footage: 3,488

Location Details

Water Front: No

Water Access: No

School Details

School District: Nanuet

Heating, Cooling, & Utility Details

Heat Type: Natural Gas Water Type: Public Air Conditioning: Central Air

Broker Details

Triforce Commercial RE LLC Adam O'Gorman Chaim Volvovitz

