



121 Nyack Road, Unit #6
 Nanuet, NY 10954
 For Lease: \$21 PSF

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| Type: | Commercial |
| MLS#: | 6094782 |
| Square Footage: | 3,488 |

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

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|------------------------|------------------------|-------------------------|
| Asking Price: \$21 PSF | Status: Leased | Type: Commercial |
| MLS ID: 6094782 | Last Update: 5/12/2022 | Added: 1,871 Day(s) Ago |

Property Details

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| Address: 121 Nyack Road, Unit #6 | City: Nanuet | State: NY |
| Zip: 10954 | County: Rockland | Square Footage: 3,488 |
| Total Bathrooms: 0 | | |

Location Details

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| Water Front: No | Water Access: No |
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School Details

School District: Nanuet

Heating, Cooling, & Utility Details

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| Heat Type: Natural Gas | Water Type: Public | Air Conditioning: Central Air |
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Broker Details

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| Triforce Commercial RE LLC | Adam O'Gorman | Chaim Volvovitz |
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