



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

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**

Asking Price: \$21 PSF	Status: Leased	Type: Commercial
MLS ID: 6094782	Last Update: 5/12/2022	Added: 1,924 Day(s) Ago

**Property Details**

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

**Location Details**

Water Front: No	Water Access: No
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**School Details**

School District: Nanuet

**Heating, Cooling, & Utility Details**

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

Triforce Commercial RE LLC	Adam O'Gorman	Chaim Volvovitz
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