



407 Highland Avenue
 Upper Nyack, NY 10960
 For Sale: \$1,199,000

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| Type: | Commercial |
| MLS#: | 6097300 |
| Square Footage: | 5,852 |

Approximately 5,852 sf (3,729 sf of 1st and 2nd floor with 2,123 sf of basement storage) prime office building in the Village of Upper Nyack. Allowable uses by right are 1. Professional and general office buildings. 2. Medical clinics and doctors and dentists offices. Special permit could allow for residential. Other uses by special permit include. 2. Restaurants. 3. Places of assembly, not including those with residential facilities. 4. Food Shops, including the sale of wine, beer, and alcoholic beverages not intended for on-site consumption. 6. Apparel sales and tailoring. 7. Jewelry sales and repair. 8. Shoe sales and repair. 9. Antique stores. 10. Craft stores. 11. Card shops. 12. Flower shops. 13. Bookstores or reading rooms. 14. Artists studios and galleries. 15. Service Business, appropriate to support business uses found in the OB district. Please see the Village code for additional uses.

Listing Details

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|---------------------------|------------------------|-----------------------|
| Asking Price: \$1,199,000 | Status: Sold | Type: Commercial |
| MLS ID: 6097300 | Last Update: 3/23/2022 | Added: 500 Day(s) Ago |

Property Details

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|------------------------------|-------------------|-----------------------|
| Address: 407 Highland Avenue | City: Upper Nyack | State: NY |
| Zip: 10960 | County: Rockland | Square Footage: 5,852 |
| Total Bathrooms: 0 | | |

Location Details

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

School District: Nyack

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 | Richard Feinberg |
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