



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

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**

Asking Price: \$1,199,000	Status: Sold	Type: Commercial
MLS ID: 6097300	Last Update: 3/23/2022	Added: 1,951 Day(s) Ago

**Property Details**

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

**Location Details**

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

School District: Nyack

**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	Richard Feinberg
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