



191 Route 59, Unit ##9  
 Airmont, NY 10901  
 For Lease: \$29 PSF

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6130367    |
| Square Footage: | 945        |

**PRIME RETAIL LOCATION!** Right on Route 59 with incredible visibility and just off the corner of one of the busiest intersections in all of Rockland County (Route 59 and Airmont Road in Airmont). This is a vibrant strip mall offering a prime location for any business. Current tenants include: Chinese/Sushi Restaurant, Farmer's Market, Dry Cleaner, Jeweler, Nail Salon, Mini Mart and all have been there for years! Newly renovated facade and large lot with parking available in both front and back of building. Located on the corner of Brookside, the center has 4 entrances, two from Route 59 and two from Brookside. The space's internal measurements are approximately 14'6" x 64'6" (935.25 SF) - offered at \$29 / SF - Modified Gross with tenant responsible for separately metered utilities and their own dumpster / refuse removal. The space has 10' ceilings, central air, plate glass front, front and rear entrances and private bathroom.

### Listing Details

|                        |                        |                         |
|------------------------|------------------------|-------------------------|
| Asking Price: \$29 PSF | Status: Leased         | Type: Commercial        |
| MLS ID: 6130367        | Last Update: 1/24/2022 | Added: 1,712 Day(s) Ago |

### Property Details

|                                 |                  |                     |
|---------------------------------|------------------|---------------------|
| Address: 191 Route 59, Unit ##9 | City: Airmont    | State: NY           |
| Zip: 10901                      | County: Rockland | Square Footage: 945 |
| Total Bathrooms: 0              | Siding: Block    |                     |

### Location Details

|                 |                  |
|-----------------|------------------|
| Water Front: No | Water Access: No |
|-----------------|------------------|

### School Details

School District: Ramapo-Suffern

### Heating, Cooling, & Utility Details

|                               |                    |                          |
|-------------------------------|--------------------|--------------------------|
| Heat Type: Natural Gas        | Water Type: Public | Sewer Type: Public Sewer |
| Air Conditioning: Central Air |                    |                          |

### Broker Details

|                               |                   |
|-------------------------------|-------------------|
| Keller Williams Valley Realty | Jon Paul Molfetta |
|-------------------------------|-------------------|