



510 Route 304  
 New City, NY 10956  
 For Sale: \$1,900,000

Type:	Commercial
MLS#:	6145104
Square Footage:	9,248
Year Built:	1978

The subject property is located on prime Route 304 on the corner of Johnson's lane. It is a 2 Story walk up building with a full, unfinished basement currently be used for storage. The property has a substantial amount of parking. It is located 1.6 miles from the Rockland County Court House and less than a half mile to the edge of Town where there is no shortage of restaurants, entertainment, and everything else one may need. The Palisades Parkway is about 5 minutes away which allows one to travel to and from quickly. The building will be delivered VACANT and is ideal for a user. The Seller would consider making improvements to the property while under contract as an added incentive. There are about 55 parking spots.

### Listing Details

Asking Price: \$1,900,000	Status: Expired	Type: Commercial
MLS ID: 6145104	Last Update: 1/15/2024	Added: 1,649 Day(s) Ago

### Property Details

Address: 510 Route 304	City: New City	State: NY
Zip: 10956	County: Rockland	Square Footage: 9,248
Total Bathrooms: 0	Year Built: 1978	

### Location Details

Water Front: No	Water Access: No
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### School Details

School District: Clarkstown

### Heating, Cooling, & Utility Details

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

### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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