



123 Route 59  
 Nanuet, NY 10954  
 For Lease: \$28 PSF

Type:	Commercial
MLS#:	6166159
Square Footage:	3,800

Incredible opportunity to rent retail space in the heart of Rockland County's Commercial District located on Route 59 in Nanuet, NY. NYS DOT states that in 2023 the Annual Average Daily Traffic is 31,126 cars. The space was previously a bank which contained a drive thru. The property is in the CS (Community Shopping) Zone. One can rent 3,800 SF or 5,800 SF. 70% for property tax \$4,528.42 per month 70% insurance \$338.29 per month 70% CAM per \$940.58

### Listing Details

Asking Price: \$28 PSF MLS ID: 6166159	Status: Active Last Update: 2/5/2025	Type: Commercial Added: 1,107 Day(s) Ago
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### Property Details

Address: 123 Route 59 Zip: 10954 Total Bathrooms: 0	City: Nanuet County: Rockland	State: NY Square Footage: 3,800
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### Location Details

Water Front: No	Water Access: No
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### 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	Jason Horowitz
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