



123 Route 59  
 Nanuet, NY 10954  
 For Lease: \$39 PSF

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

Incredible opportunity to rent a 3,800 +/- SF retail space in the heart of Rockland County's Commercial District located on Route 59 in Nanuet, NY. NYS DOT states that in 2019 over 850,000 cars passed the site. The space was previously a bank which contained a drive thru. The property is in the CS (Community Shopping) Zone. Allowable uses include, but are not limited to: -Retail drug, dry goods and variety, food, hardware, stationery and tobacco stores; newsstands; pickup and delivery stores for dry-cleaning, laundry, launderette, laundromat and shoe repair establishments. -Other retail stores and service establishments; banks, package liquor stores and personal service shops dealing directly with consumers -Community centers, libraries, museums, art galleries, ambulance stations and similar facilities. -Other retail stores and service establishments Asking \$38.50 PSF + \$9.75 NN (Taxes & Insurance). Tenant is responsible for proportionate share of CAM expenses.

### Listing Details

Asking Price: \$39 PSF	Status: Active	Type: Commercial
MLS ID: 6166159	Last Update: 5/18/2022	Added: 141 Day(s) Ago

### Property Details

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

### 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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