



303 Rt 59  
 West Nyack, NY 10994  
 For Lease: \$3,250 Per Month

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6166831    |
| Square Footage: | 1,704      |

\*Current Tenant is M2M - please do not disturb the current Tenant\* PRIME retail located directly across from the Palisades Mall. Modified gross, tenant is responsible for their proportionate share of taxes and CAM over the base year RS Zoning Allowable uses include, but are not limited to: Retail drug, dry goods and variety, food, hardware, stationery and tobacco stores; newsstands; and pickup and delivery stores for dry-cleaning, laundry, launderette, laundromat and shoe repair establishments. Other retail stores and service establishments, such as banks, package liquor stores and personal service shops dealing directly with consumers (such as barbershops and beauty parlors, tailor shops, pet shops, photographic studios and restaurants, tearooms, taverns and outdoor cafes), except that drive-in restaurants shall be located only along major roads as classified on the Official Map. Other retail stores and service establishments, such as automobile salesrooms

### Listing Details

|                                 |                         |                       |
|---------------------------------|-------------------------|-----------------------|
| Asking Price: \$3,250 Per Month | Status: Leased          | Type: Commercial      |
| MLS ID: 6166831                 | Last Update: 10/30/2022 | Added: 979 Day(s) Ago |

### Property Details

|                    |                  |                       |
|--------------------|------------------|-----------------------|
| Address: 303 Rt 59 | City: West Nyack | State: NY             |
| Zip: 10994         | County: Rockland | Square Footage: 1,704 |
| Total Bathrooms: 0 |                  |                       |

### Location Details

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

### Heating, Cooling, & Utility Details

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

### Broker Details

|                            |                |
|----------------------------|----------------|
| Triforce Commercial RE LLC | Jason Horowitz |
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