



291-303 Rt 59 West Nyack, NY 10994 For Sale: \$2,899,000

Type: Commercial

MLS#: 6181914

Square Footage: 9,960

Taxes: \$70,586

9,960 +/- SF, 6 unit retail strip center situated on 1 acre of land. The property is located directly across from the Palisades Center Mall, the second largest shopping mall in the New York metro area. Route 59 is the busiest commercial corridor in Rockland County, with over 850,000 vehicles passing annually as per the NYS DOT. The next owner can add additional revenue by converting the existing modified gross leases to NNN upon lease expiration. Three of the current tenants: Michael's Tuxedos, Palisades Kitchens, and Top Nails are on a Modified Gross lease structure, One Tenant, Romantic Depot is currently on a NNN lease. The two additional tenants: Pro Contractors and the Psychic are currently Month to Month. Additional value may be achieved through light cosmetic upgrades to the property's exterior and improvements to the parking lot, as rents for premium commercial spaces along Clarkstown's Route 59 corridor are starting to rebound.

Listing Details

Asking Price: \$2,899,000

Type: Commercial

Added: 1,275 Day(s) Ago

Taxes: \$70,586 MLS ID: 6181914 Status: Expired

Last Update: 11/30/2022

Property Details

Address: 291-303 Rt 59

Zip: 10994

Total Bathrooms: 0

City: West Nyack

County: Rockland

State: NY

Square Footage: 9,960

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