



291-303 Rt 59  
 West Nyack, NY 10994  
 For Sale: \$2,940,000

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: \$2,940,000	Taxes: \$70,586	Status: Active
Type: Commercial	MLS ID: 6181914	Last Update: 5/5/2022
Added: 24 Day(s) Ago		

### Property Details

Address: 291-303 Rt 59	City: West Nyack	State: NY
Zip: 10994	County: Rockland	Square Footage: 9,960
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
----------------------------	----------------