



978 Route 45, Unit #109  
 , NY 10970  
 For Lease: \$22 PSF

Type:	Commercial
MLS#:	4633665
Square Footage:	0
Year Built:	1980

Office building at exit 12 off PIP & 1 mile from Rt. 202 in a park-like surrounding. Professional tenant mix incl. med. Docs, Therapists, Accountant, Attorney, Lab, Dentist & more. Suite 109 is a bright corner unit of 1,700sf. Most recently used as a shared space of Chiropractic & Podiatrist practices; two separate entrances would lend itself nicely as a shared practice. Current setup of large reception area & a mix of large open spaces & smaller rooms – some existing sinks as well as existing bathroom in unit. Other current availabilities in the building are 510 sf, 1,190 sf, 1,254 sf (1st floor) & 1,675 sf (2nd floor) spaces. Modified Gross lease; base rent + pro-rata of utilities (electric, water, sewer) & tax (NO CAM). Handicap accessible atrium/lobby, elevator & easy access parking w/plenty spaces. Building management & maintenance on location. Moments to Pomona Business hub and to New City for shopping, dining & professional services. Additional Information: ComUtilitiesAvailable: Cooling, Heating, Lighting,

### Listing Details

Asking Price: \$22 PSF	Status: Leased	Type: Commercial
MLS ID: 4633665	Last Update: 11/25/2024	Added: 3,212 Day(s) Ago

### Property Details

Address: 978 Route 45, Unit #109	State: NY	Zip: 10970
County: Rockland	Total Bathrooms: 0	Community: NORTHSIDE PLAZA
Year Built: 1980		

### Location Details

Lot Size: 1.44 Acres	Driveway: Parking Lot	Water Front: No
Water Access: No		

### Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		