



978 Route 45, Unit #109
 Pomona, NY 10970
 For Lease: \$935 Per Month

Type:	Commercial
MLS#:	4633665
Square Footage:	1,700
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.

Listing Details

Asking Price: \$935 Per Month MLS ID: 4633665	Status: Leased Last Update: 7/6/2020	Type: Commercial Added: 2,507 Day(s) Ago
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Property Details

Address: 978 Route 45, Unit #109 Zip: 10970 Total Bathrooms: 0	City: Pomona County: Rockland Year Built: 1980	State: NY Square Footage: 1,700
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Location Details

Water Front: No	Water Access: No
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Heating, Cooling, & Utility Details

Heat Type: Electric Air Conditioning: Central Air	Water Type: Public	Sewer Type: Public Sewer
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Broker Details

Coldwell Banker Realty	Yshay Manos
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