



91 South Main Street
 New City, NY 10956
 For Lease: \$7,100 Per Month

Type:	Commercial
MLS#:	6214815
Square Footage:	2,760

Prime 2,760 +/- SF turnkey, freestanding office building located on S Main Street next to Starbucks. The building contains: 4 individual offices, 7 cubicles, reception, kitchen, two bathrooms, conference room, open area and a number of closets and storage space. There are roughly 11 parking spaces. Two of which have access to an electric charger for an EV. There is a Generac generator. There are 2 HVAC units which will be delivered in working order and will become the responsibility of the Tenant. Tens of thousands of dollars worth of equipment is included in the rent. Taxes are currently \$5.27 PSF/\$1,213.08 per month. Insurance is currently \$4,500 per year/\$375 per month. Other CAM (paid directly by Tenant) estimated to be about \$6,100 annually/\$508.33 per month.

Listing Details

Asking Price: \$7,100 Per Month	Status: Leased	Type: Commercial
MLS ID: 6214815	Last Update: 5/19/2023	Added: 851 Day(s) Ago

Property Details

Address: 91 South Main Street	City: New City	State: NY
Zip: 10956	County: Rockland	Square Footage: 2,760
Total Bathrooms: 0		

Location Details

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

Heat Type: Natural Gas	Water Type: Public	Air Conditioning: Central Air
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Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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