



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
MLS ID: 6214815

Status: Leased
Last Update: 5/19/2023

Type: Commercial
Added: 1,220 Day(s) Ago

Property Details

Address: 91 South Main Street
Zip: 10956
Total Bathrooms: 0

City: New City
County: Rockland

State: NY
Square Footage: 2,760

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