



274 Old Nyack Turnpike, Unit #2  
 Spring Valley, NY 10977  
 For Lease: \$1,950 Per Month

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6221292    |
| Square Footage: | 780        |

Prime Spring Valley retail space located next to CVS. There is a very healthy tenant mix. PLEASE NOTE THAT THE RENTAL RATE IS THE BASE RENT. NNN expenses are currently \$9 PSF. There is a \$400 per year sprinkler maintenance fee. Depending on business use there may be a monthly sanitation fee for additional dumpster.

### Listing Details

|                                 |                        |                       |
|---------------------------------|------------------------|-----------------------|
| Asking Price: \$1,950 Per Month | Status: Leased         | Type: Commercial      |
| MLS ID: 6221292                 | Last Update: 3/14/2023 | Added: 868 Day(s) Ago |

### Property Details

|  |                     |                     |
|--|---------------------|---------------------|
| Address: 274 Old Nyack Turnpike, Unit #2 | City: Spring Valley | State: NY           |
| Zip: 10977                               | County: Rockland    | Square Footage: 780 |
| 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 |
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