



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: 1,314 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
----------------------------	----------------