



123 Route 59  
Nanuet, NY 10954  
For Lease: \$35 PSF

Type:	Commercial
MLS#:	6223013
Square Footage:	2,000

Incredible opportunity to rent retail space in the heart of Rockland County's Commercial District located on Route 59 in Nanuet, NY. NYS DOT states that in 2019 over 850,000 cars passed the site. The space was previously a bank which contained a drive thru. The property is in the CS (Community Shopping) Zone. There are three options. Rent 2,000 SF, 3,000 SF or 5,800 SF. 24% of taxes, CAM & insurance - Taxes are currently \$1,552.60 per month, CAM is \$322.48 per month and insurance is \$115.99 per month.

### Listing Details

Asking Price: \$35 PSF	Status: Expired	Type: Commercial
MLS ID: 6223013	Last Update: 3/31/2023	Added: 942 Day(s) Ago

### Property Details

Address: 123 Route 59	City: Nanuet	State: NY
Zip: 10954	County: Rockland	Square Footage: 2,000
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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