



91 South Main Street, Unit #Front  
New City, NY 10956  
For Lease: \$31 PSF

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6227826    |
| Square Footage: | 1,750      |

Prime 1,750 +/- SF turnkey, office space located on S Main Street next to Starbucks. This unit contains: 3 individual offices, reception, kitchenette, one bathroom, 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. NNN expenses about \$9.11 PSF.

### Listing Details

|                        |                        |                         |
|------------------------|------------------------|-------------------------|
| Asking Price: \$31 PSF | Status: Leased         | Type: Commercial        |
| MLS ID: 6227826        | Last Update: 5/19/2023 | Added: 1,122 Day(s) Ago |

### Property Details

|  |                  |                       |
|--|------------------|-----------------------|
| Address: 91 South Main Street, Unit #Front | City: New City   | State: NY             |
| Zip: 10956                                 | County: Rockland | Square Footage: 1,750 |
| 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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