



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: 932 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
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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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