



231 S Middletown Road, Unit #1  
 Nanuet, NY 10954  
 For Lease: \$2,084 Per Month

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6238669    |
| Square Footage: | 1,000      |

Rare flex space featuring 50/50 breakdown between retail/office and garage space. Front part interior measurements about 21' x 25'. Garage part interior measurements about 21' x 26'. 14'6" ceiling height. 12' x 10' garage door. The unit is located right on Middletown Road right off Route 59. PLEASE NOTE THAT THE RENTAL RATE IS THE BASE RENT. Current NNN is \$9 PSF. There is an annual sprinkler fee of \$400 per year and sanitation of \$75+ per month depending on business. The Landlord is seeking 4% annual increases or CPI, whichever is greater.

### Listing Details

|                                 |                        |                       |
|---------------------------------|------------------------|-----------------------|
| Asking Price: \$2,084 Per Month | Status: Leased         | Type: Commercial      |
| MLS ID: 6238669                 | Last Update: 1/15/2024 | Added: 642 Day(s) Ago |

### Property Details

|   |                  |                       |
|---|------------------|-----------------------|
| Address: 231 S Middletown Road, Unit #1 | City: Nanuet     | State: NY             |
| Zip: 10954                              | County: Rockland | Square Footage: 1,000 |
| 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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