



490 Route 304, Unit #2 South  
 New City, NY 10956  
 For Lease: \$3,100 Per Month

Type:	Commercial
MLS#:	6244053
Square Footage:	2,250
Year Built:	1970

Space built out as 1 office and the balance is an open area. This suite has private bathroom located in hallway. Fantastic signage on Route 304. Tenant pays own utilities. Tenant is responsible for 25% of any increases in taxes and CAM over the Base Year. Second floor walk up.

### Listing Details

Asking Price: \$3,100 Per Month MLS ID: 6244053	Status: Leased Last Update: 2/2/2024	Type: Commercial Added: 613 Day(s) Ago
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### Property Details

Address: 490 Route 304, Unit #2 South Zip: 10956 Total Bathrooms: 0	City: New City County: Rockland Year Built: 1970	State: NY Square Footage: 2,250
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### Location Details

Water Front: No	Water Access: No
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### School Details

School District: Clarkstown

### Heating, Cooling, & Utility Details

Heat Type: Natural Gas Air Conditioning: Central Air	Water Type: Public	Sewer Type: Public Sewer
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### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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