



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	Status: Leased	Type: Commercial
MLS ID: 6244053	Last Update: 2/2/2024	Added: 863 Day(s) Ago

### Property Details

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

### Location Details

Water Front: No	Water Access: No
-----------------	------------------

### School Details

School District: Clarkstown

### Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		

### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
----------------------------	----------------