



## 490 Route 304, Unit #2 South New City, NY 10956

For Lease: \$3,100 Per Month

Type: Commercial

MLS#: 6244053

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: 960 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

Year Built: 1970 Total Bathrooms: 0

**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