



306 Main Street  
 New City, NY 10956  
 For Sale: \$1,900,000

Type:	Commercial
MLS#:	6249739
Square Footage:	6,600

Located in the heart of New City's bustling Main Street, this exceptional property presents an exciting investment opportunity. With a single tenant occupying the premises and shouldering nearly all expenses, this property offers a hassle-free and lucrative income stream. The Landlord is responsible for the structure and the building insurance, which is currently \$4,500 per year. The single tenant ensures simplicity in managing the property, as they are responsible for all expenses, including interior maintenance, repairs, utilities & property taxes. This commercial property presents an excellent opportunity for investors seeking long-term financial growth. With a stable tenant in place and the potential for rental escalations over time, this property offers the potential for consistent cash flow and appreciation. Lease can be furnished upon request and proof of funds. 6,600 +/- ground level with about 6,200 +/- SF on the lower level where there are offices, stock and equipment.

**Listing Details**

Asking Price: \$1,900,000	Status: Expired	Type: Commercial
MLS ID: 6249739	Last Update: 5/17/2024	Added: 584 Day(s) Ago

**Property Details**

Address: 306 Main Street	City: New City	State: NY
Zip: 10956	County: Rockland	Square Footage: 6,600
Total Bathrooms: 0		

**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	Water Type: Public	Air Conditioning: Central Air
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**Broker Details**

Triforce Commercial RE LLC	Jason Horowitz
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