



231 S Middletown Road, Unit #7
 Nanuet, NY 10954
 For Lease: \$1,670 Per Month

Type:	Commercial
MLS#:	6267284
Square Footage:	900

The turnkey office 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: \$1,670 Per Month MLS ID: 6267284	Status: Active Last Update: 2/5/2025	Type: Commercial Added: 537 Day(s) Ago
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Property Details

Address: 231 S Middletown Road, Unit #7 Zip: 10954 Total Bathrooms: 0	City: Nanuet County: Rockland	State: NY Square Footage: 900
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Location Details

Water Front: No	Water Access: No
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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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