



91 South Main Street

New City, NY 10956

For Lease: \$5,500 Per Month

Type: Commercial  
 MLS#: 6273875  
 Square Footage: 2,760

Prime 2,760 +/- SF turnkey, freestanding office building located on S Main Street next to Starbucks. The building contains: 4 individual offices, 7 cubicles, reception, kitchen, two bathrooms, conference room, open area and a number of closets and storage space. There are roughly 11 parking spaces. Two of which have access to an electric charger for an EV. There is a Generac generator. There are 2 HVAC units which will be delivered in working order and will become the responsibility of the Tenant. Tens of thousands of dollars worth of equipment is included in the rent. Taxes are currently \$5.27 PSF/\$1,213.08 per month. Insurance is currently \$4,500 per year/\$375 per month. Other CAM (paid directly by Tenant) estimated to be about \$6,100 annually/\$508.33 per month. There is a Tenant in place. Please do not disturb them.

### Listing Details

|                                 |                       |                       |
|---------------------------------|-----------------------|-----------------------|
| Asking Price: \$5,500 Per Month | Status: Leased        | Type: Commercial      |
| MLS ID: 6273875                 | Last Update: 5/9/2024 | Added: 847 Day(s) Ago |

### Property Details

|                               |                  |                       |
|-------------------------------|------------------|-----------------------|
| Address: 91 South Main Street | City: New City   | State: NY             |
| Zip: 10956                    | County: Rockland | Square Footage: 2,760 |
| Total Bathrooms: 0            |                  |                       |

### Location Details

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

### Heating, Cooling, & Utility Details

|                        |                    |                               |
|------------------------|--------------------|-------------------------------|
| Heat Type: Natural Gas | Water Type: Public | Air Conditioning: Central Air |
|------------------------|--------------------|-------------------------------|

### Broker Details

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