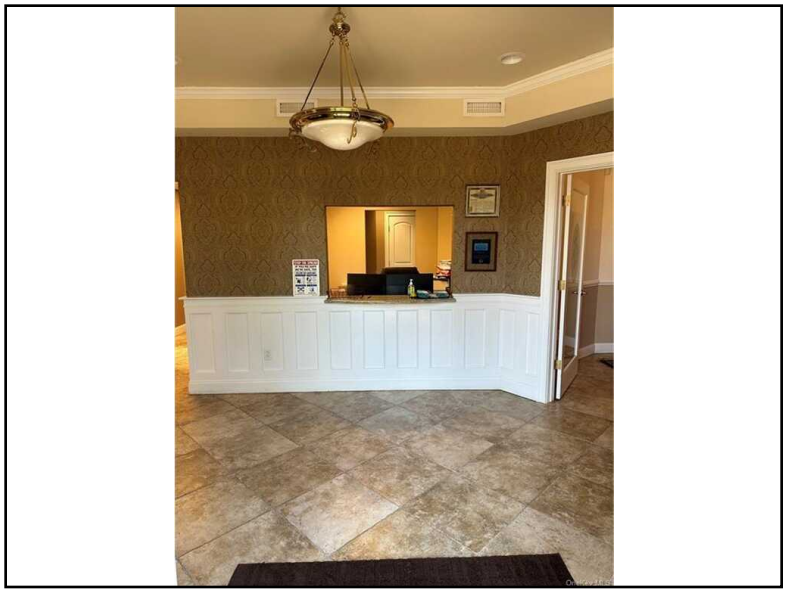


91 South Main Street
New City, NY 10956
For Lease: $5,500 Per Month

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
MLS ID: 6273875
Status: Leased
Last Update: 5/9/2024
Type: Commercial
Added: 1,140 Day(s) Ago

Property Details

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

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

Triforce Commercial RE LLC
Jason Horowitz