



41A Broadway  
 , NY 10960  
 For Sale: \$1,100,000

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6282808    |
| Square Footage: | 0          |
| Taxes:          | \$20,829   |
| Year Built:     | 1850       |

Stunning Victorian Queen Ann three story building on Nyacks conveted North Broadway location. Fully renovated and immaculately maintained by decorator owner. Expansive retail store on main level with powder room and exterior door to fully fenced yard, Second floor with a professional office with private study and open light filled meeting room, additional studio apartment in the rear portion with views of the garden with an open area ,alcove bedroom ,full bathroom and galley kitchen. The third floor loft like apartment is an expansive open great room with 2 bedrooms, full bathroom and efficient kitchen with laundry. This building is located in the desirable north end of Nyacks downtown. Perfect for investor who appreciates quality or offers an excellent residence for owner. No leases in place; no rental rate restrictions, 100% occupancy with long term high rated tenants. A RARE opportunity to invest in this immaculate mixed use building with \*ability to increase rental income to potential \$106,200 current market value \*Separate gas and electric meters for all tenants. Water paid by Landlord. Turn key building 3 blocks from town center Additional Information: AnnualDebtService:0, FloorLoad:0,

### Listing Details

|                           |                 |                         |
|---------------------------|-----------------|-------------------------|
| Asking Price: \$1,100,000 | Taxes: \$20,829 | Status: Sold            |
| Type: Commercial          | MLS ID: 6282808 | Last Update: 11/30/2024 |
| Added: 763 Day(s) Ago     |                 |                         |

### Property Details

|                       |                    |               |
|-----------------------|--------------------|---------------|
| Address: 41A Broadway | State: NY          | Zip: 10960    |
| County: Rockland      | Total Bathrooms: 0 | Siding: Frame |
| Year Built: 1850      |                    |               |

### Location Details

|                      |                        |                |
|----------------------|------------------------|----------------|
| Lot Size: 0.04 Acres | Lot Description: Level | Driveway: None |
| Water Front: No      | Water Access: No       |                |

### School Details

School District: Nyack

### Heating, Cooling, & Utility Details

|                        |                    |                          |
|------------------------|--------------------|--------------------------|
| Heat Type: Baseboard   | Water Type: Public | Sewer Type: Public Sewer |
| Air Conditioning: None |                    |                          |

### Broker Details

Corcoran Baer & McIntosh Ellen Hilburg