



41A Broadway

, NY 10960

For Sale: \$1,100,000

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

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Stunning Victorian Queen Ann three story building on Nyack's coveted 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 Nyack's 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  
 Type: Commercial  
 Added: 763 Day(s) Ago

Taxes: \$20,829  
 MLS ID: 6282808

Status: Sold  
 Last Update: 11/30/2024

## Property Details

Address: 41A Broadway  
 County: Rockland  
 Year Built: 1850

State: NY  
 Total Bathrooms: 0

Zip: 10960  
 Siding: Frame

## Location Details

Lot Size: 0.04 Acres  
 Water Front: No

Lot Description: Level  
 Water Access: No

Driveway: None

## School Details

School District: Nyack

## Heating, Cooling, & Utility Details

Heat Type: Baseboard  
 Air Conditioning: None

Water Type: Public

Sewer Type: Public Sewer

## Broker Details

Corcoran Baer & McIntosh

Ellen Hilburga