



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 converted 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: 856 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
--------------------------	---------------