



589 Route 303, Unit #5,6,7

Blauvelt, NY 10913

For Lease: \$27 PSF

Type: Commercial

MLS#: 6302612

Square Footage: 2,731

Restaurant space available right on Route 303 in Blauvelt, NY. Tenant is responsible for their proportionate share of taxes and CAM, which is 45%. Current net expenses (subject to change) are \$7.01 PSF. Tenant is responsible for their own HVAC repair and maintenance. Allowable uses are business and professional offices, retail drug, dry-goods and variety, food, hardware, stationery, auto supplies and tobacco stores; restaurants, except fast-food; newsstands; banks, clothing and department stores; home appliance stores; jewelry and art shops; package liquor stores; personal services stores dealing directly with consumers (such as barbers and beauty parlors and dry cleaning, laundry, tailoring and shoe-repair establishments); and karate, physical fitness, dance and photographic studios, and pet shops, upholsterers, undertakers and commercial printing shops, including printing of a newspaper, trade schools and other schools of special instruction.

## Listing Details

Asking Price: \$27 PSF  
 MLS ID: 6302612

Status: Active  
 Last Update: 2/7/2026

Type: Commercial  
 Added: 668 Day(s) Ago

## Property Details

Address: 589 Route 303, Unit #5,6,7  
 Zip: 10913  
 Total Bathrooms: 0

City: Blauvelt  
 County: Rockland

State: NY  
 Square Footage: 2,731

## 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