



589 Route 303, Unit #4  
 Blauvelt, NY 10913  
 For Lease: \$32 PSF

Type:	Commercial
MLS#:	6302614
Square Footage:	763

Prime retail space available right on Route 303 in Blauvelt, NY. Tenant is responsible for their proportionate share of taxes and CAM, which is 13%. 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: \$32 PSF	Status: Active	Type: Commercial
MLS ID: 6302614	Last Update: 2/5/2025	Added: 306 Day(s) Ago

**Property Details**

Address: 589 Route 303, Unit #4	City: Blauvelt	State: NY
Zip: 10913	County: Rockland	Square Footage: 763
Total Bathrooms: 0		

**Location Details**

Water Front: No	Water Access: No
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**Heating, Cooling, & Utility Details**

Heat Type: Natural Gas	Water Type: Public	Air Conditioning: Central Air
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**Broker Details**

Triforce Commercial RE LLC	Jason Horowitz
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