

# 589 Route 303, Unit #4
# Blauvelt, NY 10913
# For Lease: $29 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: $29 PSF
Status: Leased
Type: Commercial
MLS ID: 6302614
Last Update: 11/26/2025
Added: 929 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

## Heating, Cooling, & Utility Details

Heat Type: Natural Gas
Water Type: Public
Air Conditioning: Central Air

## Broker Details

Triforce Commercial RE LLC
Jason Horowitz