



61 Route 59  
Nanuet, NY 10954  
For Lease: \$6,050 Per Month

Type:	Commercial
MLS#:	842424
Square Footage:	2,639

This free-standing building offers approximately 2,639 square feet featuring a garage. The lease term is flexible for one to two years. Tenant is responsible for all utilities, landscaping, snowplow, garbage, and estimated \$1,750 per month in taxes. The property is located in the RS zone, which permits a variety of retail and service businesses, including retail drug, dry goods, food, hardware, stationery, tobacco stores, newsstands, and pickup and delivery services for dry cleaning, laundry, laundromats, and shoe repair establishments. Other permitted uses include banks, liquor stores, personal service shops such as barbershops, beauty parlors, tailor shops, pet shops, photographic studios, restaurants, taverns, and outdoor cafes. Automotive and machinery repair shops, open automobile and trailer sales lots, wholesale sales, storage, and warehouse use are also allowed. The SF includes the basement, which is for storage only. With an average daily traffic count exceeding 34,000 vehicles, this location offers excellent visibility and strong customer potential. Contact us today for more details.

### Listing Details

Asking Price: \$6,050 Per Month	Status: Leased	Type: Commercial
MLS ID: 842424	Last Update: 5/17/2025	Added: 110 Day(s) Ago

### Property Details

Address: 61 Route 59	City: Nanuet	State: NY
Zip: 10954	County: Rockland	Square Footage: 2,639
Total Bathrooms: 0	Basement: Unfinished	Siding: Other

### Location Details

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

Heat Type: Forced Air	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		

### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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