



303 Route 59  
West Nyack, NY West  
For Lease: \$3,905 Per Month

Type:	Commercial
MLS#:	853224
Square Footage:	1,704

Located directly across from the Palisades Center in West Nyack, this 1,704 square foot retail space offers exceptional visibility and accessibility on bustling Route 59. Situated within a well-maintained retail strip, the property benefits from high traffic counts and proximity to major roadways, making it an ideal location for a variety of retail or service-oriented businesses. The space is fully built out, featuring central air conditioning and natural gas heating, and is zoned RS, allowing for a diverse range of permitted uses. This is a NNN lease with estimated additional expenses of \$7.88 per square foot, which equates to approximately \$1,118.78 per month in nets. This prime location presents a valuable opportunity for businesses seeking a prominent presence in Rockland County's vibrant commercial corridor.

### Listing Details

Asking Price: \$3,905 Per Month	Status: Leased	Type: Commercial
MLS ID: 853224	Last Update: 7/25/2025	Added: 244 Day(s) Ago

### Property Details

Address: 303 Route 59	City: West Nyack	State: NY
Zip: West	County: Rockland	Square Footage: 1,704
Total Bathrooms: 0	Siding: Block	

### Location Details

Water Front: No	Water Access: No
-----------------	------------------

### 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
----------------------------	----------------