



50 Route 303  
Valley Cottage, NY 10989  
For Lease: \$3,442 Per Month

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 884954     |
| Square Footage: | 1,400      |

An excellent opportunity awaits with approximately 1,400 square feet of prime retail space available at 50 Route 303 in Valley Cottage. This well-maintained and recently updated shopping center offers exceptional visibility along Route 303, benefiting from strong daily traffic counts that provide outstanding exposure for any business. The location is just minutes from the Palisades Center Mall and the New York State Thruway, ensuring excellent regional connectivity and convenience for customers and employees alike. The asking rent is \$3,442 per month base, plus an additional \$690 per month in net expenses. This versatile space is ideal for retail, service, or office use and offers a clean, professional setting in one of Rockland County's most vibrant commercial corridors.

### Listing Details

Asking Price: \$3,442 Per Month  
MLS ID: 884954

Status: Active  
Last Update: 7/25/2025

Type: Commercial  
Added: 31 Day(s) Ago

### Property Details

Address: 50 Route 303  
Zip: 10989  
Total Bathrooms: 0

City: Valley Cottage  
County: Rockland  
Siding: Brick

State: NY  
Square Footage: 1,400

### Location Details

Water Front: No

Water Access: No

### Heating, Cooling, & Utility Details

Heat Type: Electric  
Air Conditioning: Electric

Water Type: Other

Sewer Type: Other

### Broker Details

Triforce Commercial RE LLC

Jason Horowitz