

490 Route 304
New City, NY 10956
For Lease: $3,750 Per Month

Type:	Commercial
MLS#:	1029536
Square Footage:	2,250
Year Built:	1981

Excellent opportunity to lease approximately 2,250 square feet of professional office space along the highly visible Route 304 corridor in New City. The second-floor suite is currently configured with one private office and a large open work area, offering a flexible layout that can accommodate a variety of professional, administrative, creative, or service-oriented users. The space features central air conditioning, a private restroom located directly off the hallway, and outstanding signage exposure on Route 304. Its open configuration provides an excellent opportunity for a tenant to customize the space to meet their specific operational needs. Conveniently located near major roadways, shopping, dining, and other local amenities, the property offers strong visibility and accessibility in the heart of Clarkstown. The tenant is responsible for separately metered utilities and 25% of any increases in real estate taxes and common-area maintenance expenses above the established base year. Second-floor walk-up access.

Listing Details

Asking Price: $3,750 Per Month
MLS ID: 1029536
Status: Active
Last Update: 7/30/2026
Type: Commercial
Added: 117 Day(s) Ago

Property Details

Address: 490 Route 304
Zip: 10956
Total Bathrooms: 0
City: New City
County: Rockland
Siding: Brick
State: NY
Square Footage: 2,250
Year Built: 1981

Location Details

Lot Size: 1.1 Acres
Water Front: No
Water Access: No

School Details

School District: Clarkstown

Heating, Cooling, & Utility Details

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

Broker Details

Triforce Commercial RE LLC
Jason Horowitz