

202 Main Street
Nanuet, NY 10954
For Lease: $4,200 Per Month

Type:	Commercial
MLS#:	1057481
Square Footage:	2,000

Rare opportunity to lease the former Ambulance Brew House in the heart of Nanuet, NY. This 1,000 SF ground-floor bar/restaurant space offers a largely turnkey setup with substantial existing infrastructure, plus an approximately 1,000 SF outdoor patio ideal for seasonal dining, entertainment, and events. The space is already outfitted with an impressive bar featuring 20 tap lines, two walk-in coolers, two restrooms, existing speaker and sound-system infrastructure, and robust electrical service, including approximately 200 amps serving the bar and three-phase power. Ceiling heights reach approximately 12 feet in portions of the space, contributing to an open and inviting atmosphere. The property offers excellent potential for an experienced restaurant, tavern, brewery, gastropub, cocktail bar, or entertainment-driven concept looking to capitalize on an established hospitality location with significant infrastructure already in place. The existing kitchen provides an opportunity for customization based on the incoming operator's needs. Ownership is currently pursuing approvals for a potential approximately 12-foot kitchen expansion, which would allow for the installation of an expanded commercial hood system. An owner-completed kitchen expansion and hood installation may also be available as part of a negotiated transaction. With its substantial bar infrastructure, outdoor patio, walk-in refrigeration, high-capacity electrical service, and recognizable former use, this is an exceptional opportunity for an operator looking to establish a strong presence in Rockland County without starting from a raw shell. Asking $95,000 in key money.

Listing Details

Asking Price: $4,200 Per Month
MLS ID: 1057481
Status: Active
Last Update: 10/1/2026
Type: Commercial
Added: 46 Day(s) Ago

Property Details

Address: 202 Main Street
Zip: 10954
Total Bathrooms: 0
City: Nanuet
County: Rockland
Siding: Brick
State: NY
Square Footage: 2,000

Location Details

Lot Size: 0.11 Acres
Water Front: No
Water Access: No

School Details

School District: Contact Agent

Heating, Cooling, & Utility Details

Heat Type: Electric
Air Conditioning: Electric
Water Type: Other
Sewer Type: Other

Broker Details