



54 Broadway  
Haverstraw, NY 10927  
For Sale: \$419,000

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 4741405    |
| Square Footage: | 5,097      |
| Taxes:          | \$30,262   |
| Year Built:     | 1920       |

Start Earning 8-10% Immediately! Turn-Key Mixed-Use corner-lot with 100% tenancy & all separate meters, NO CAM. Commercial tenant has been in place for over 15 years with 1.5 yrs left on current lease with increases and set to renew. Residential units are month-to-month and due for a renewal with increase...options for whatever suits your needs. All restaurant equipment owned by LL, Com tenant responsible for interior & exterior maintenance and upkeep, including sidewalks and parking lot, everything is pass-through in Com space. New roof, 05' and freshened up in 2016, new commercial boilers 05', hw heaters less than 10yrs, brand new side-walks and curbing. Get in now for tax benefits in 2018 while prices are still reasonable in the village!

### Listing Details

|                         |                 |                        |
|-------------------------|-----------------|------------------------|
| Asking Price: \$419,000 | Taxes: \$30,262 | Status: Sold           |
| Type: Commercial        | MLS ID: 4741405 | Last Update: 9/18/2020 |
| Added: 3,185 Day(s) Ago |                 |                        |

### Property Details

|                      |                       |                       |
|----------------------|-----------------------|-----------------------|
| Address: 54 Broadway | City: Haverstraw      | State: NY             |
| Zip: 10927           | County: Rockland      | Square Footage: 5,097 |
| Total Bathrooms: 0   | Siding: Post and Beam | Year Built: 1920      |

### Location Details

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

### School Details

School District: North Rockland

### Heating, Cooling, & Utility Details

|                                |                    |                          |
|--------------------------------|--------------------|--------------------------|
| Heat Type: Natural Gas         | Water Type: Public | Sewer Type: Public Sewer |
| Air Conditioning: Wall Unit(s) |                    |                          |

### Broker Details

|                              |                 |
|------------------------------|-----------------|
| Prime Real Estate Online LLC | Charles Maikish |
|------------------------------|-----------------|