



61 Route 59  
 Nanuet, NY 10954  
 For Lease: \$4,900 Per Month

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6045973    |
| Square Footage: | 1,974      |
| Taxes:          | \$19,882   |

Price adjusted. Price reflects for a lease for 1-2 years. Free standing building of approximately 1,974 square feet plus basement of approximately 831 SF. Tenant is responsible for utilities, insurance, maintenance, and taxes. Landlord is open to short term rental. Located in the RS zone which allows for Retail drug, dry goods and variety, food, hardware, stationery and tobacco stores; newsstands; and pickup and delivery stores for dry-cleaning, laundry, launderette, laundromat and shoe repair establishments. Other retail stores and service establishments, such as banks, package liquor stores and personal service shops dealing directly with consumers (such as barbershops and beauty parlors, tailor shops, pet shops, photographic studios and restaurants, tearooms, taverns and outdoor cafes). Automotive and machinery repair shops, and open automobile and trailer sales lots. Other retail stores and facilities and service establishments, and outdoor sales of automobiles. Wholesale sales or storage and warehouse. Over 31,000 Average Daily Traffic

**Listing Details**

|                                 |                 |                        |
|---------------------------------|-----------------|------------------------|
| Asking Price: \$4,900 Per Month | Taxes: \$19,882 | Status: Leased         |
| Type: Commercial                | MLS ID: 6045973 | Last Update: 5/15/2022 |
| Added: 1,751 Day(s) Ago         |                 |                        |

**Property Details**

|                      |                  |                       |
|----------------------|------------------|-----------------------|
| Address: 61 Route 59 | City: Nanuet     | State: NY             |
| Zip: 10954           | County: Rockland | Square Footage: 1,974 |
| Total Bathrooms: 0   |                  |                       |

**Location Details**

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

**School Details**

|                         |
|-------------------------|
| School District: Nanuet |
|-------------------------|

**Heating, Cooling, & Utility Details**

|                        |                    |                               |
|------------------------|--------------------|-------------------------------|
| Heat Type: Natural Gas | Water Type: Public | Air Conditioning: Central Air |
|------------------------|--------------------|-------------------------------|

**Broker Details**

|                            |               |
|----------------------------|---------------|
| Triforce Commercial RE LLC | Adam O'Gorman |
|----------------------------|---------------|