

FOR SALE & LEASE

NY / NJ Border - 15K VEHICLES PER DAY



NRT



65 Lafayette Ave. Suffern, NY 10901

Street Retail & Offices

BUILDING: +/-5,000 SF	\$475,000.00
LEASE: 3077 SF Retail	\$17/SF / modified gross
200 SF Office	\$475.00 / month



PROPERTY DESCRIPTION:

Red brick facade building in the center of the business district in the village of Suffern (Rockland – Bergen border) with great exposure on main street corner. Street & lower level (3,077sf) currently a Turn-Key Commercial Bakery with Coffee Shop and outdoor seating is up for Lease; can be delivered as a Plain Vanilla Shell or with the existing business (separate agreement). 2nd floor office space with 4 income-producing units (\$2,100/month) and 1 available (\$475/m). Zoning allows other uses such as Place of Worship, Professional, Fast Food, Gallery & More.

FEATURES:

- Corner Retail / Restaurant / Coffee Shop
- Growing Business District
- 15,500 Vehicles Per Day

CB ZONING ALLOWS USSES SUCH AS:
Place of Worship, Professional, Fast Food, Gallery, Studio & More

Area Description:

Located on Route 59 (Lafayette Ave) main east-west artery in Rockland County; moments from I-87/287 and Route 17 in NJ. Near NJ Transit Commuter Rail (NYC, Hoboken, Secaucus and points north) and a NYC bus (Port Authority).

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