



## 189 S Pearl St

189 S Pearl St, Pearl River, NY 10965



**Joseph Sclafani**

SCLAFANI

21 N Williams St, Pearl River, NY 10965

[jsclafani@joycerealty.com](mailto:jsclafani@joycerealty.com)

(845) 480-2634



## 189 S Pearl St

\$719,000

Perfect property for an investor and a user, current owner has 1/4 of the space and will vacate when new owner takes over. The new owner can use this space for their own business or rent it out for extra income. This beautifully renovated professional office building is now available for sale in Pearl River, NY. There is presently a beauty salon acquiring 3/4 of the building paying rent in the amount of \$2,575 per month and 75 % of the utility bill. This charming and highly visible office space with address 189 South pearl street is also known as Rt. 304. The building is perfect for a variety of professionals, including dentists, chiropractors, physical therapists, psychotherapists, medical doctors, spas, salons, and yoga/fitness studios. The building features separate laundry facilities on the main level, as well as a wheelchair/handicapped accessible ramp in front. There are 10 on-site parking spaces, and the building has two separate entrances. The six spacious and airy office areas all have windows, and there is a stunning reception area. Each separate office has plumbing with water lines in the walls if needed. The building is equipped with central air conditioning, three...



Price: \$719,000

Property Type: Office

Property Subtype: Medical

Building Class: C

Sale Type: Investment or Owner User

Lot Size: 0.19 AC

Gross Building Area: 2,875 SF

Rentable Building Area: 2,875 SF

No. Stories: 1

Year Built: 1940

Tenancy: Multi

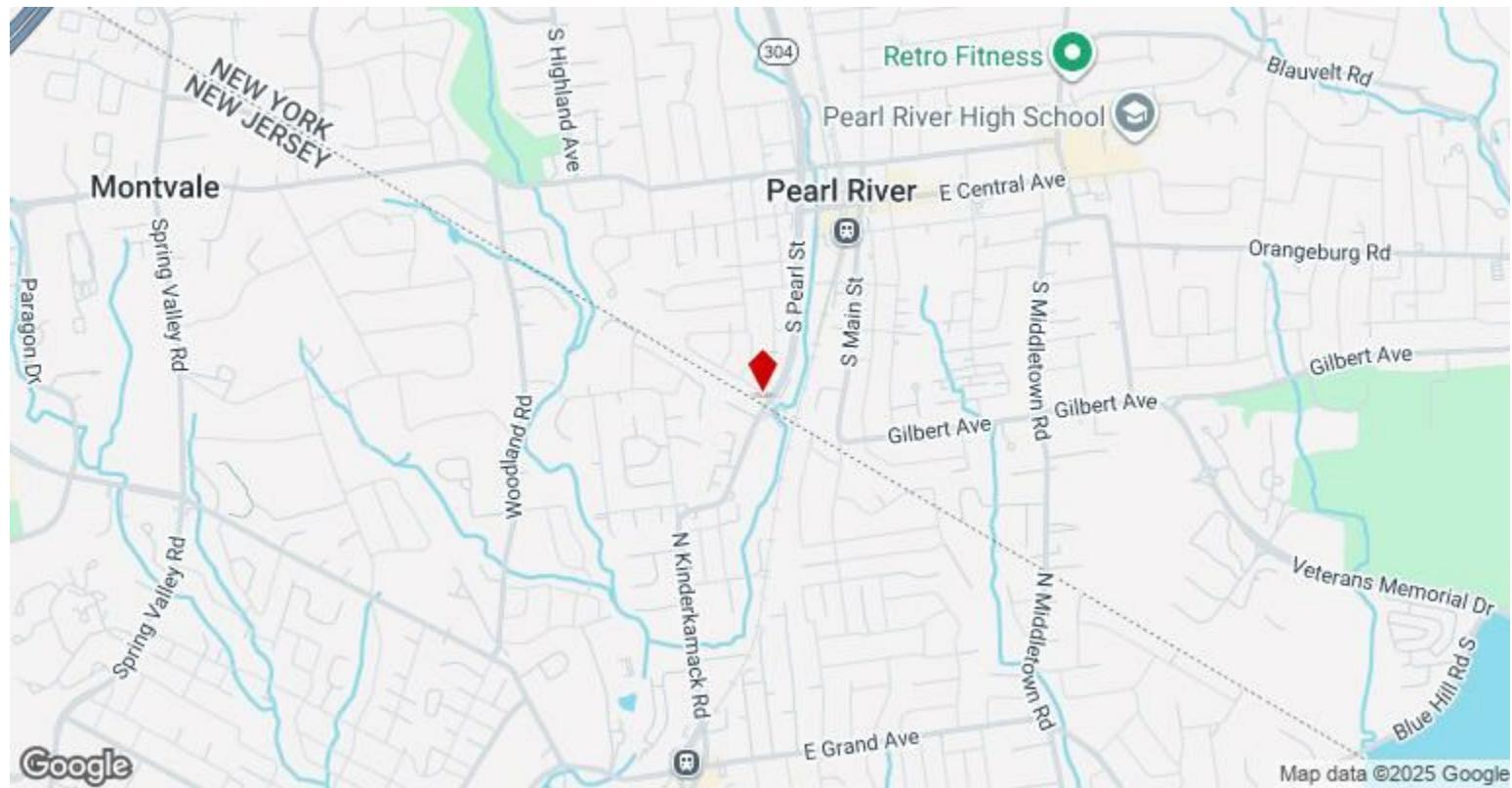
Parking Ratio: 3.48/1,000 SF

Zoning Description: CO

APN / Parcel ID:

392489-072-007-0001-008-000-0000

Walk Score ®: 57 (Somewhat Walkable)



**189 S Pearl St, Pearl River, NY 10965**

## Property Photos



Building Photo

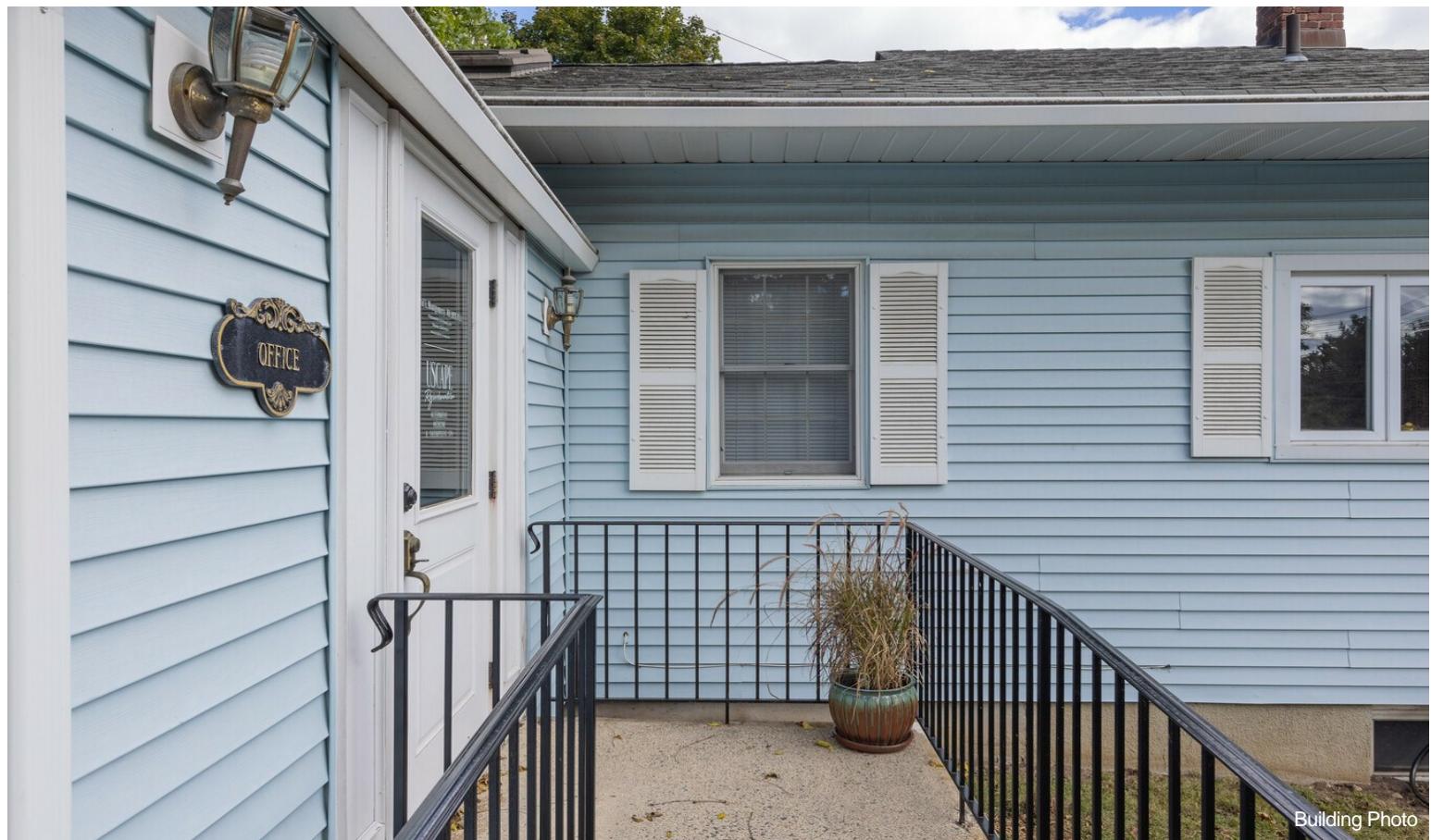


Building Photo

## Property Photos



Exterior Photo



Building Photo

## Property Photos



# Property Photos

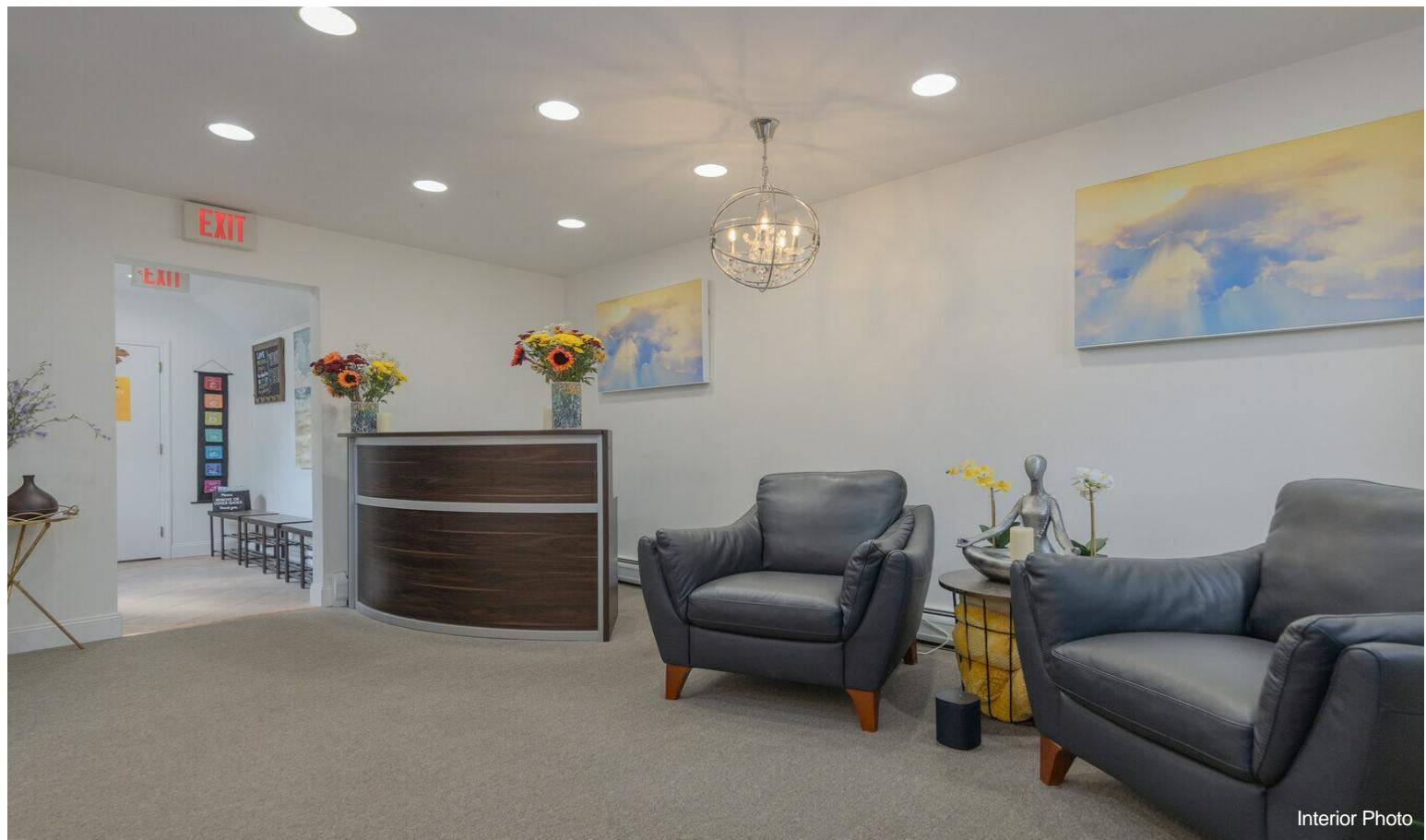


Building Photo



Interior Photo

# Property Photos

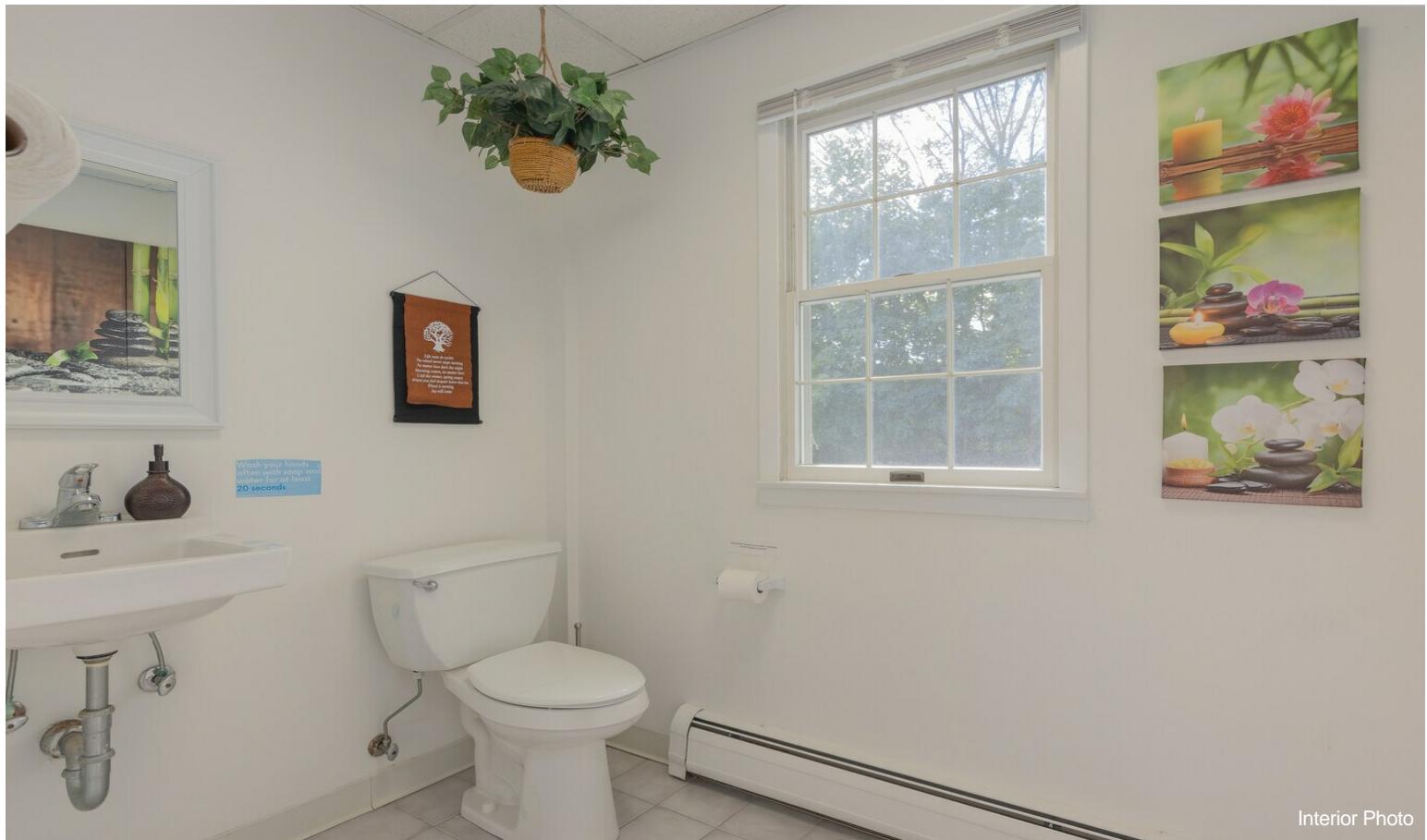


Interior Photo



Interior Photo

## Property Photos



Interior Photo

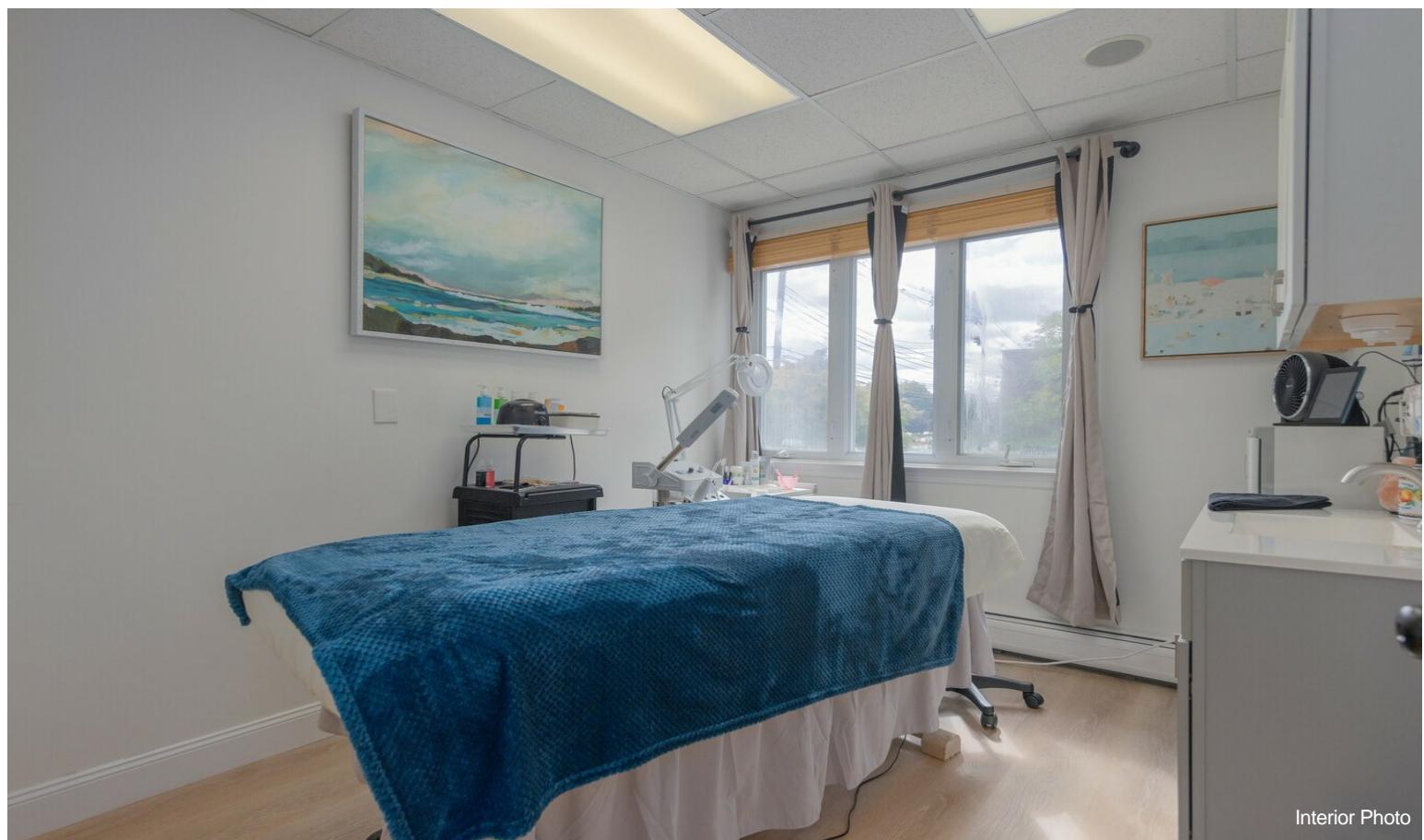


Interior Photo

## Property Photos

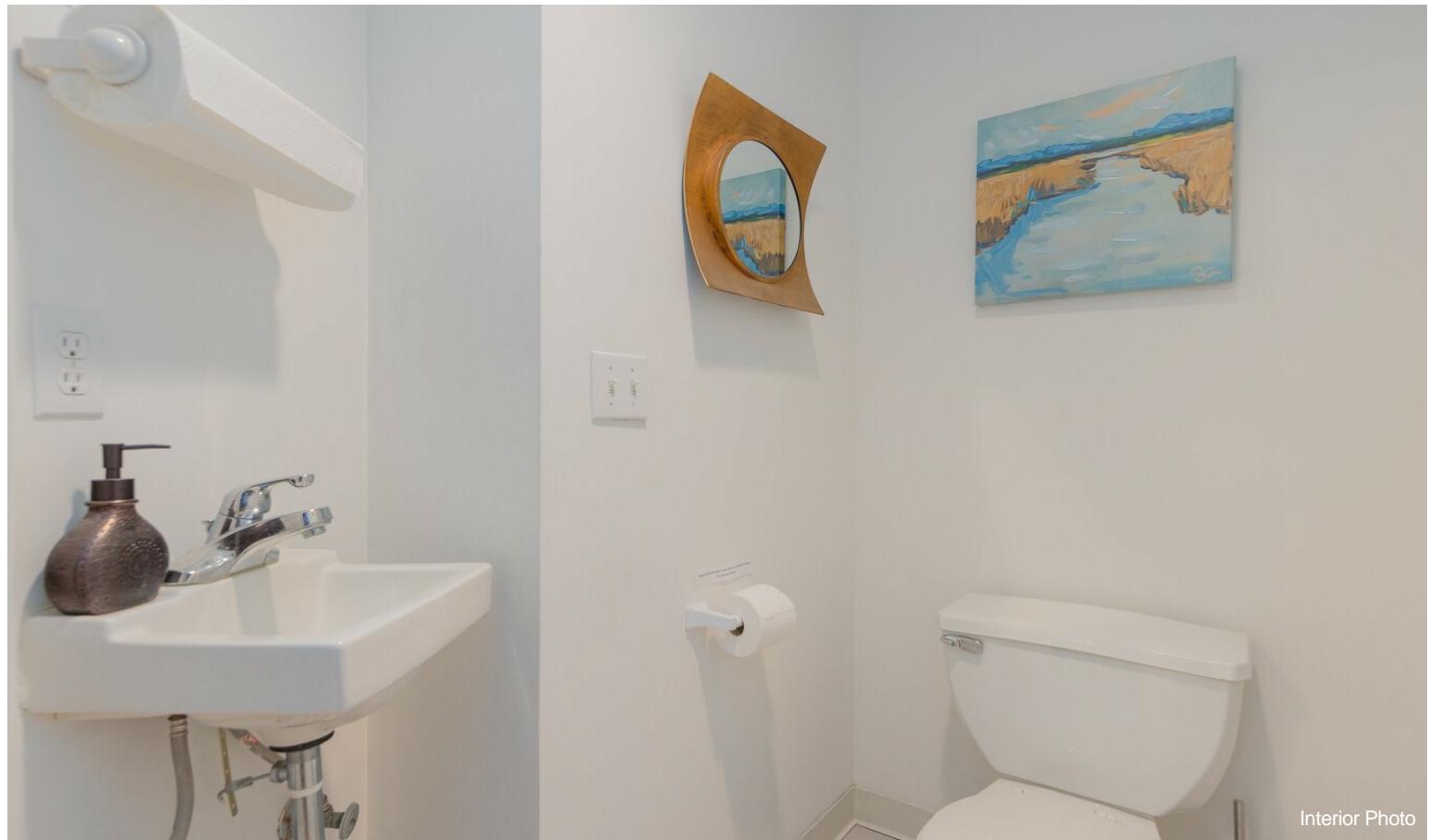


Interior Photo

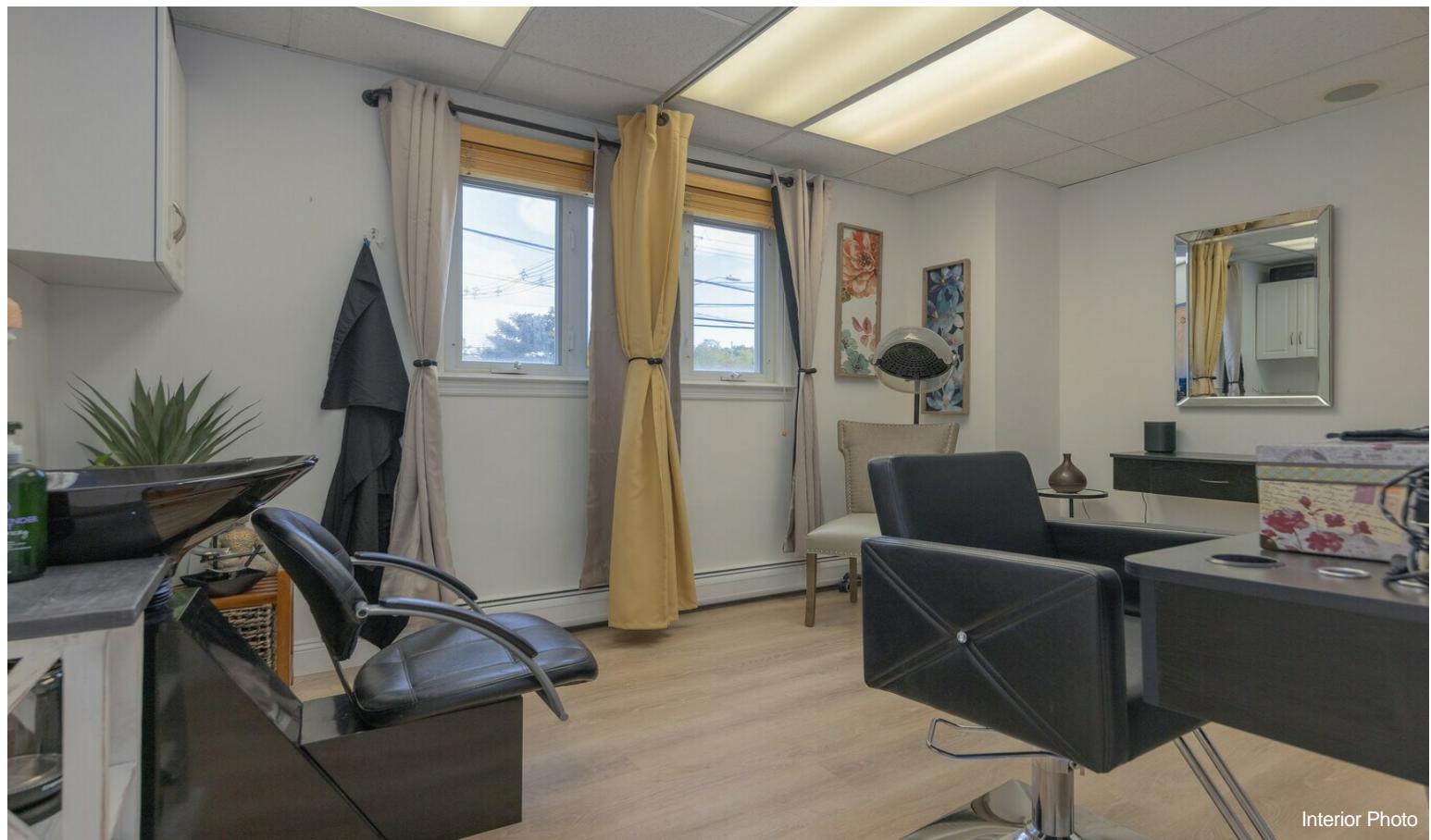


Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos

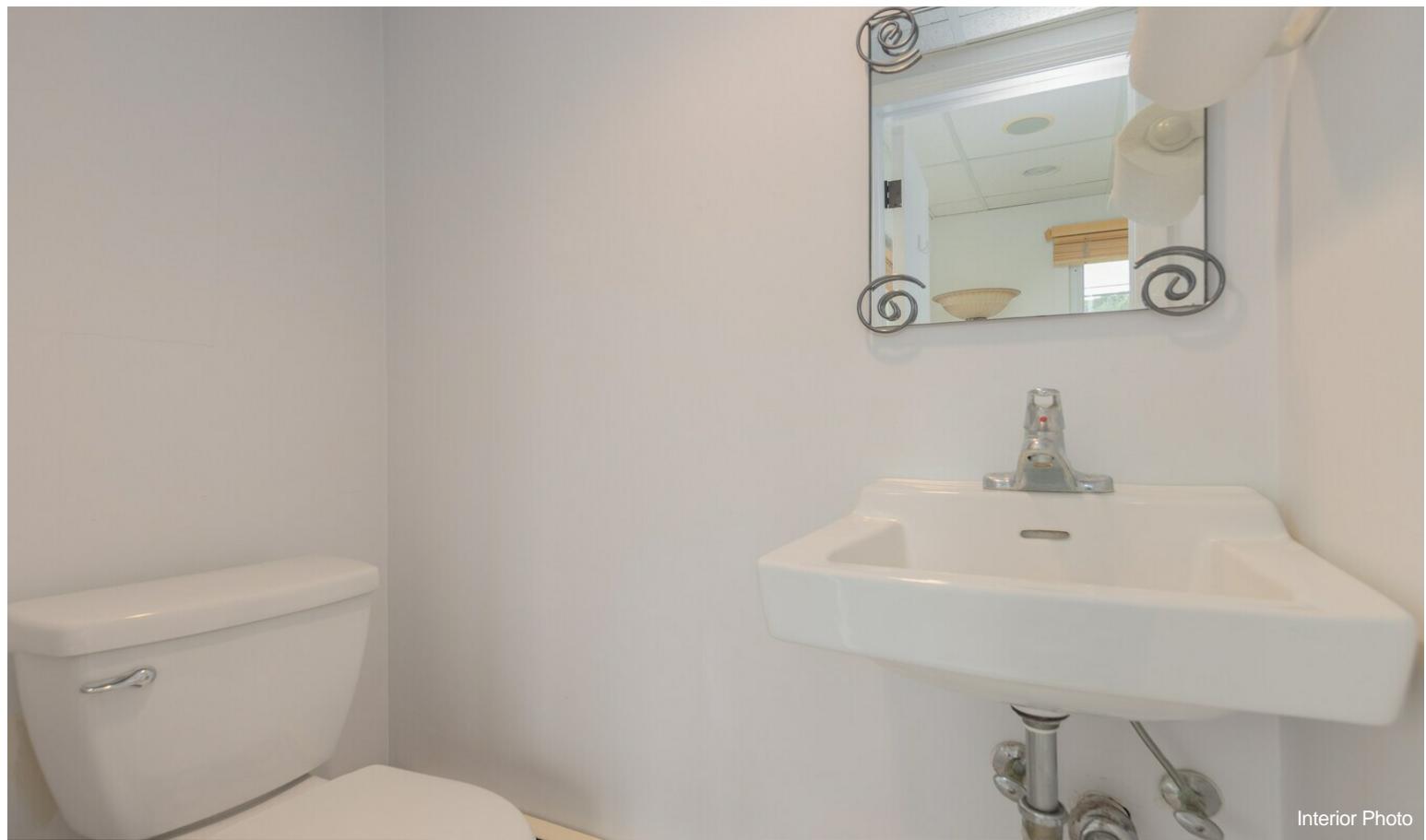


Interior Photo



Interior Photo

## Property Photos

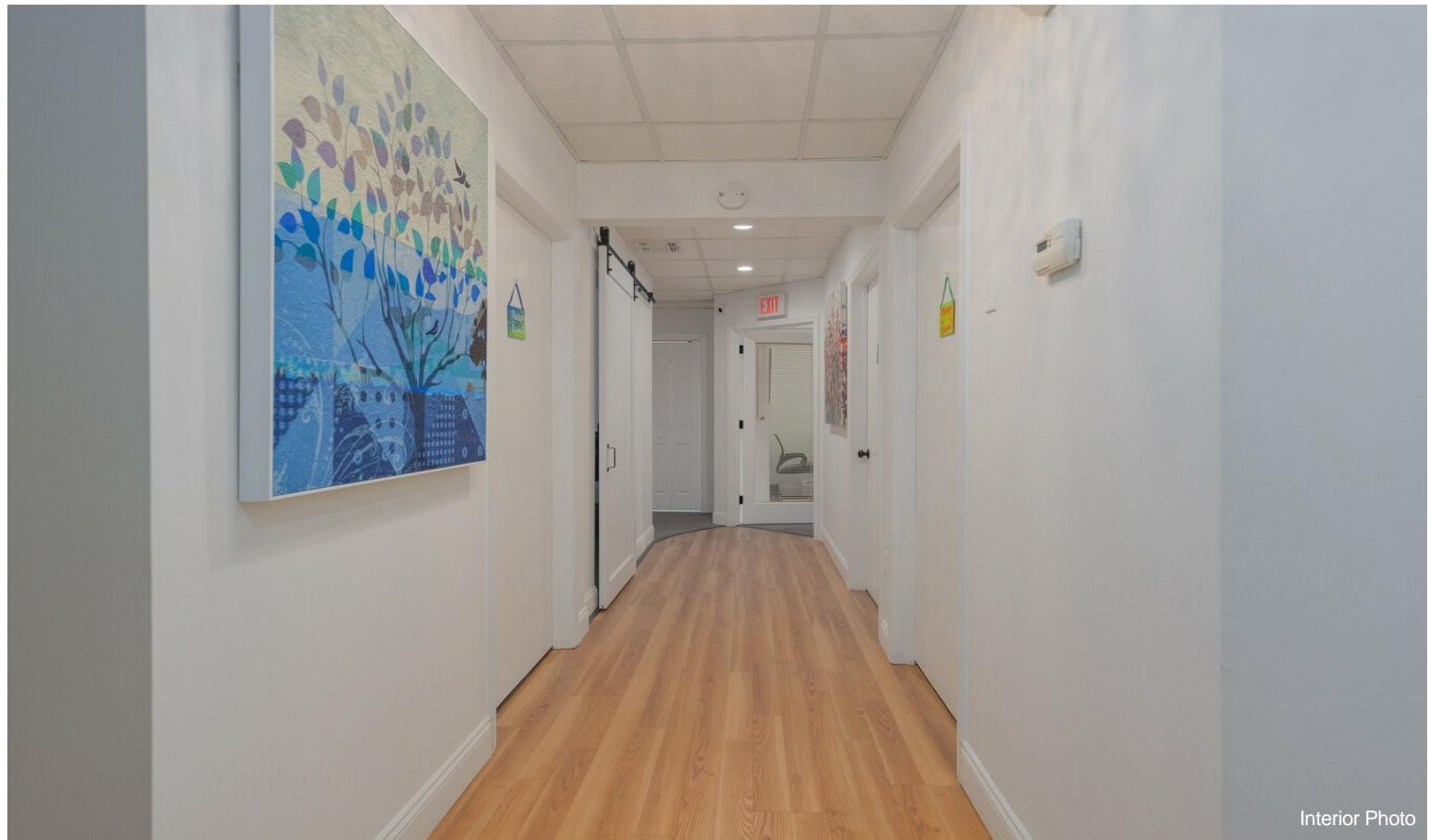


Interior Photo



Interior Photo

## Property Photos

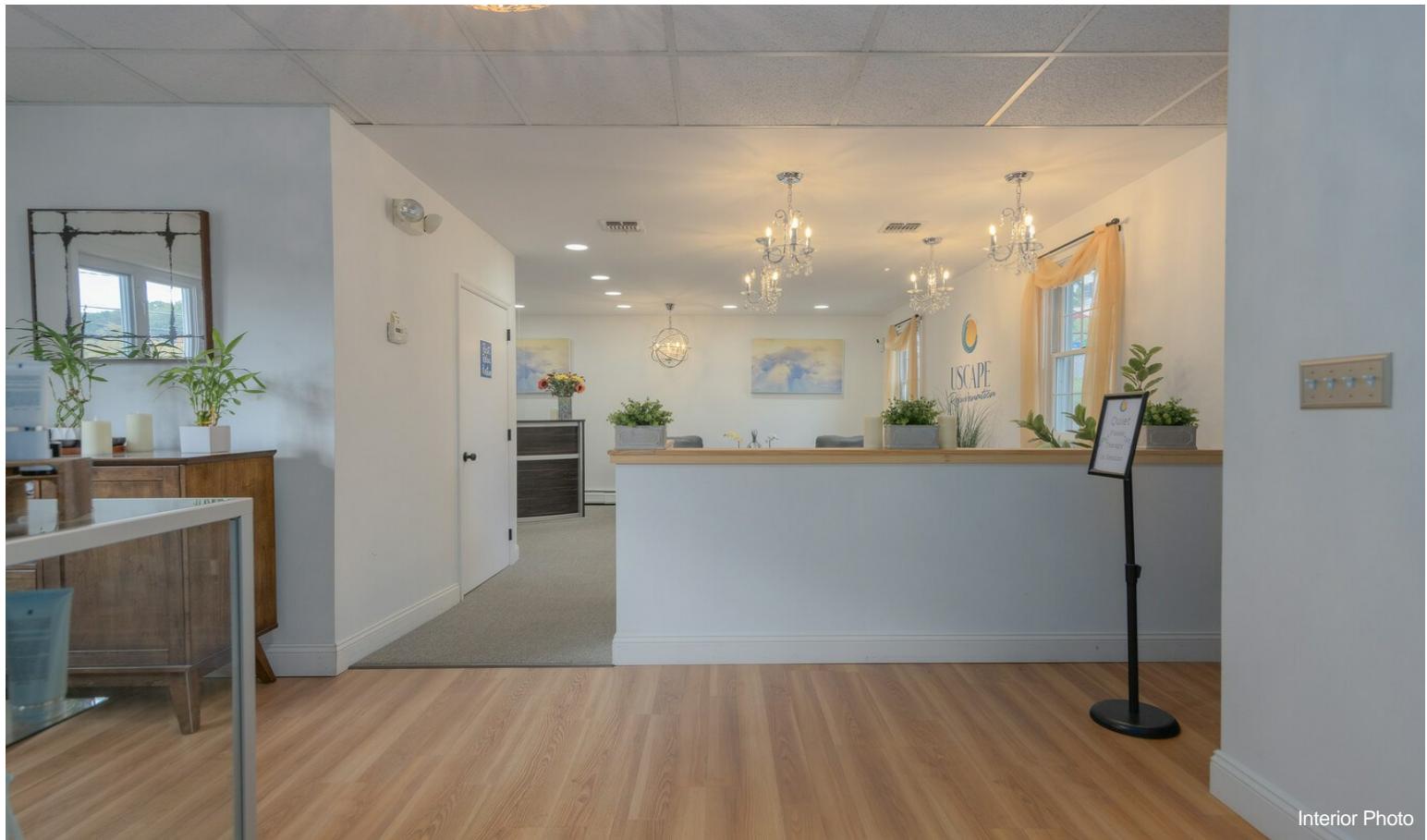


Interior Photo

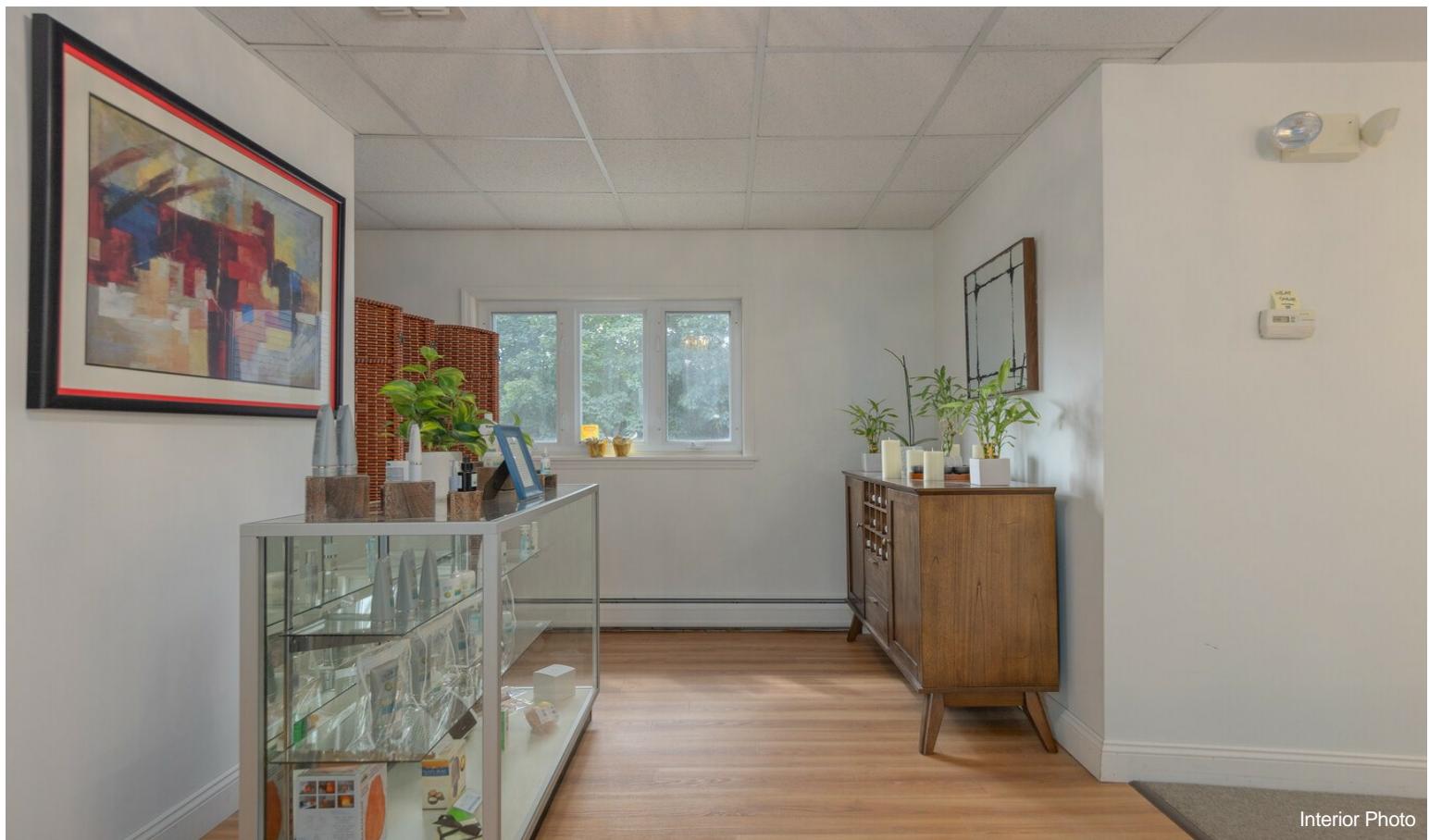


Interior Photo

## Property Photos



Interior Photo



Interior Photo

## Property Photos



Interior Photo

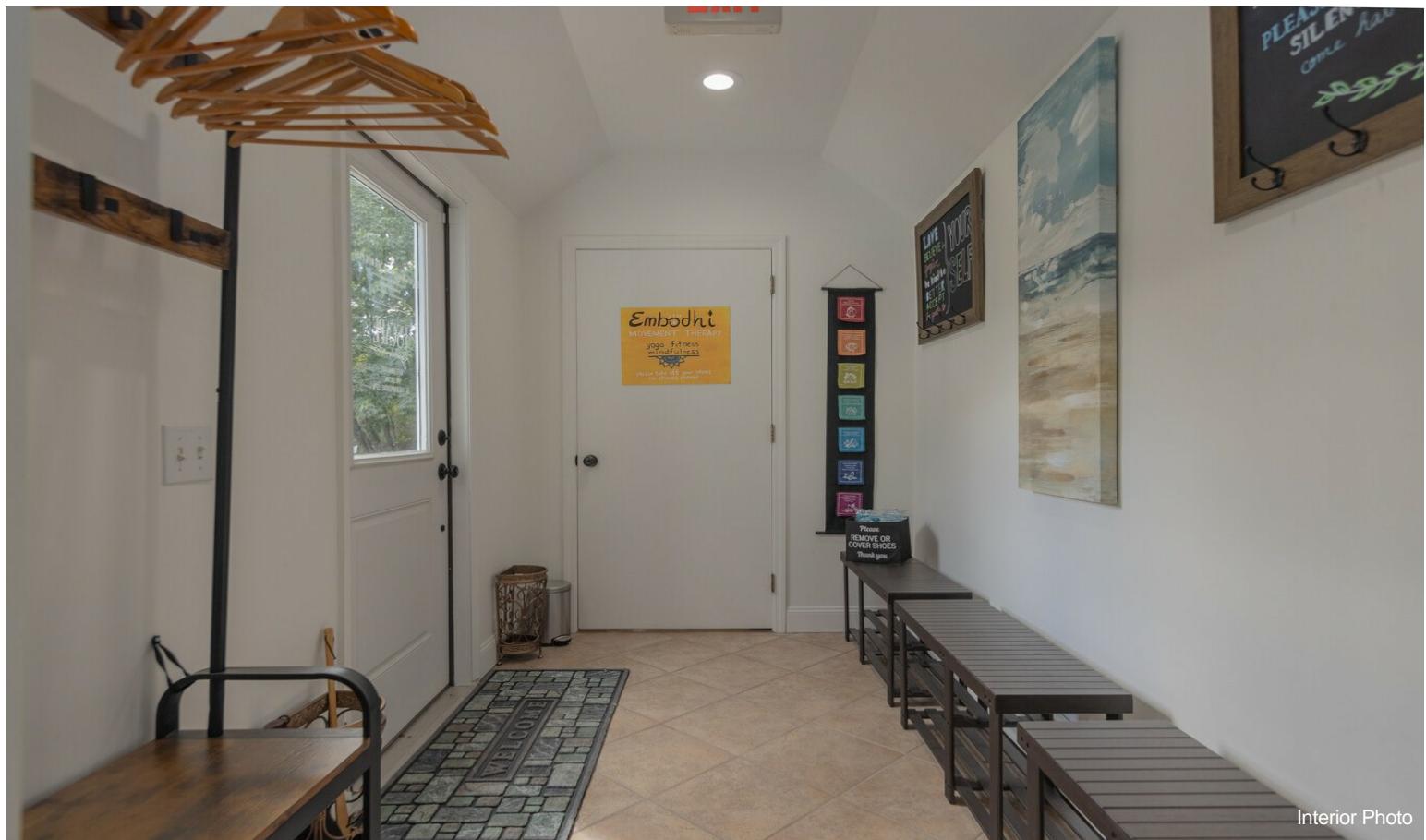


Interior Photo

# Property Photos



Interior Photo



Interior Photo