



## 189 S Pearl St

189 S Pearl St, Pearl River, NY 10965



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# 189 S Pearl St

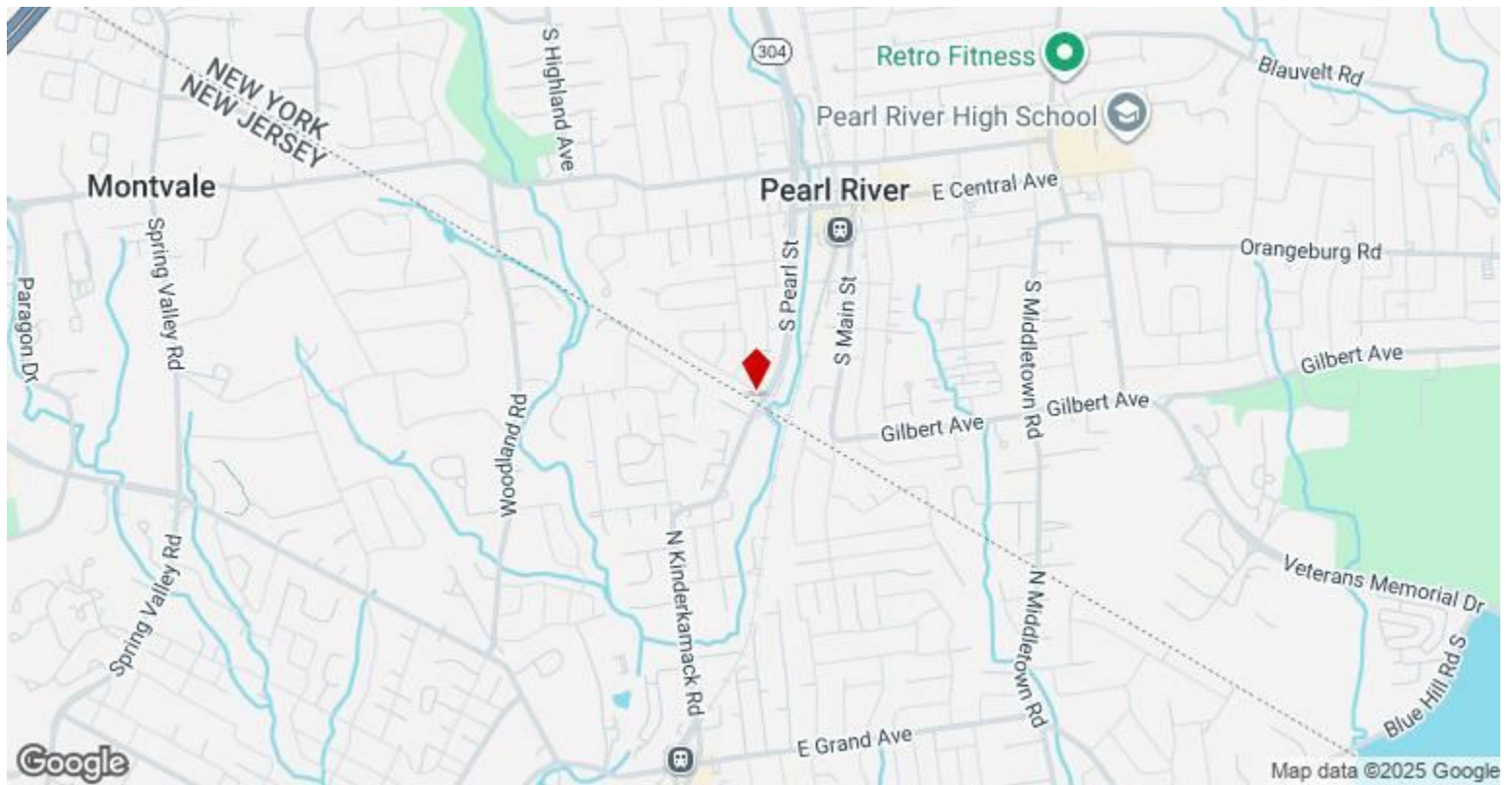
\$719,000

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)           |





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## Property Photos





## Property Photos



Interior Photo



Building Photo



## Property Photos





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Interior Photo



Interior Photo



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## A photograph of a modern bathroom interior. On the left, a white pedestal sink with a chrome faucet and a dark, textured soap dispenser. Above the sink is a white towel rack. On the right, a white toilet. The wall is white and features a small, round, gold-framed mirror and a rectangular framed artwork depicting a landscape. A toilet paper holder with a roll of paper is mounted on the wall between the sink and the toilet.

A wide-angle interior shot of a modern hair salon. In the foreground, a black leather styling chair with a chrome base is positioned next to a dark grey counter. On the counter, there's a small potted plant and some salon products. In the background, two large windows are covered with light-colored curtains tied back, revealing a view of the outdoors. A black jacket hangs on a hook near the windows. To the right, another black styling chair is visible, along with a mirror reflecting part of the room. The floor is made of light-colored wood, and the ceiling has recessed lighting. The overall atmosphere is clean and professional.

Interior Photo



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Interior Photo



Interior Photo



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