

# 7 Stokum Lane

New City, NY 10956 | CO — Commercial Office

**\$798,000**

Building Better Communities With....



<b>\$798,000</b>	<b>\$268/SF</b>	<b>2,980 SF</b>	<b>0.23 AC</b>	<b>~8-10</b>
ASKING PRICE	PRICE / SF	BLDG AREA (MLS)	LOT SIZE	PARKING SPACES
<i>Psychological Pricing</i>	<i>Below Replacement</i>	<i>Per Town Records*</i>	<i>Corner Lot</i>	<i>Dedicated On-Site</i>

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**Rand  
Commercial**

## Freestanding Professional Office | Courthouse Corridor

2,980 +/-SF freestanding professional office on a prominent 0.23-acre corner lot in the heart of New City — just off Main Street and a short walk to Rockland County Courthouse. **Delivered vacant.** Two full floors with four private offices, shared conference room, kitchenette, and restrooms on each level. Full unfinished basement for file storage, server infrastructure, or potential future finish-out (buyer to verify). Central air, natural gas forced air, newer roof, fireplace, and security system. Drilled well water with public sewer. Dedicated on-site parking for ~8-10 vehicles.

### KEY HIGHLIGHTS

- Short walk to Rockland County Courthouse — premier micro-location for legal and professional tenants.
- Delivered vacant — immediate owner-occupancy or multi-tenant lease-up flexibility.
- Below replacement cost at \$268/SF — new Rockland County office construction exceeds \$350/SF.
- Full unfinished basement — storage, server room, or potential finish-out (buyer to verify).
- CO Zoning (§ 290-7.6) — professional office, medical/dental, financial/insurance permitted by right.

Property Type	Professional Office
Building Size	2,980 +/-SF*
SF Source	Town Records (per MLS)
Stories	2 Floors
Basement	Unfinished (Full)
Year Built	c. 1990 (unverified)
Lot Size	0.23 AC   Corner Lot
Zoning	CO — Commercial Office
Code Section	§ 290-7.6 (Clarkstown)
Parking	~8-10 On-Site
HVAC	Central Air   Gas Forced Air
Roof	Newer Replacement
Fireplace	Yes
Water / Sewer	Drilled Well / Public Sewer
Electric	Orange & Rockland
Security	Security System
Sprinkler	No
Road	Private Maintained
Delivery	VACANT
Annual Taxes	\$23,057 (2023)
Assessed Value	\$145,300
Prior Sale	\$800K (01/2025)
Asking Price	\$798,000
Price / SF	\$268

## DATA DISCLOSURES

\* **SF VERIFIED:** CubiCasa measurement confirms 2,977 SF total building (1,972 SF above-grade office + 799 SF full basement + 206 SF walls) — consistent with 2,980 SF per town records. All comps and prior sale (\$800K, Jan 2025) priced on the same total-building basis.

### Prime Location | Rockland County Courthouse Corridor

Stokum Lane sits directly behind Main Street in New City — the seat of Rockland County government. Courthouse, County Clerk, and government offices are a short walk away. Easy access to I-87, Palisades Parkway, Route 304. Private maintained road provides a quiet, professional setting.

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## FLOOR PLANS



### Building Measurement Verification — CubiCasa

Total Building: **2,977 SF** (consistent with 2,980 SF per town records)

1st Floor: 1,196 SF | 2nd Floor: 776 SF | Full Basement: 799 SF | Walls: 206 SF

Buyers receive nearly 2,000 SF of finished above-grade office space plus an 800 SF full basement — 34'3" x 27'0" of open, unfinished area for storage, file archiving, server infrastructure, or future build-out.

*CubiCasa uses residential room labels (Bedroom, Living Room, Family Room). All rooms are configured as professional office space. Floor Plan Created By CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.*