

260

N. Route 303

WEST NYACK, NY

+/- 6,889 SF retail/office/flex bldg.
on $\frac{3}{4}$ acre
FOR LEASE or GROUND LEASE

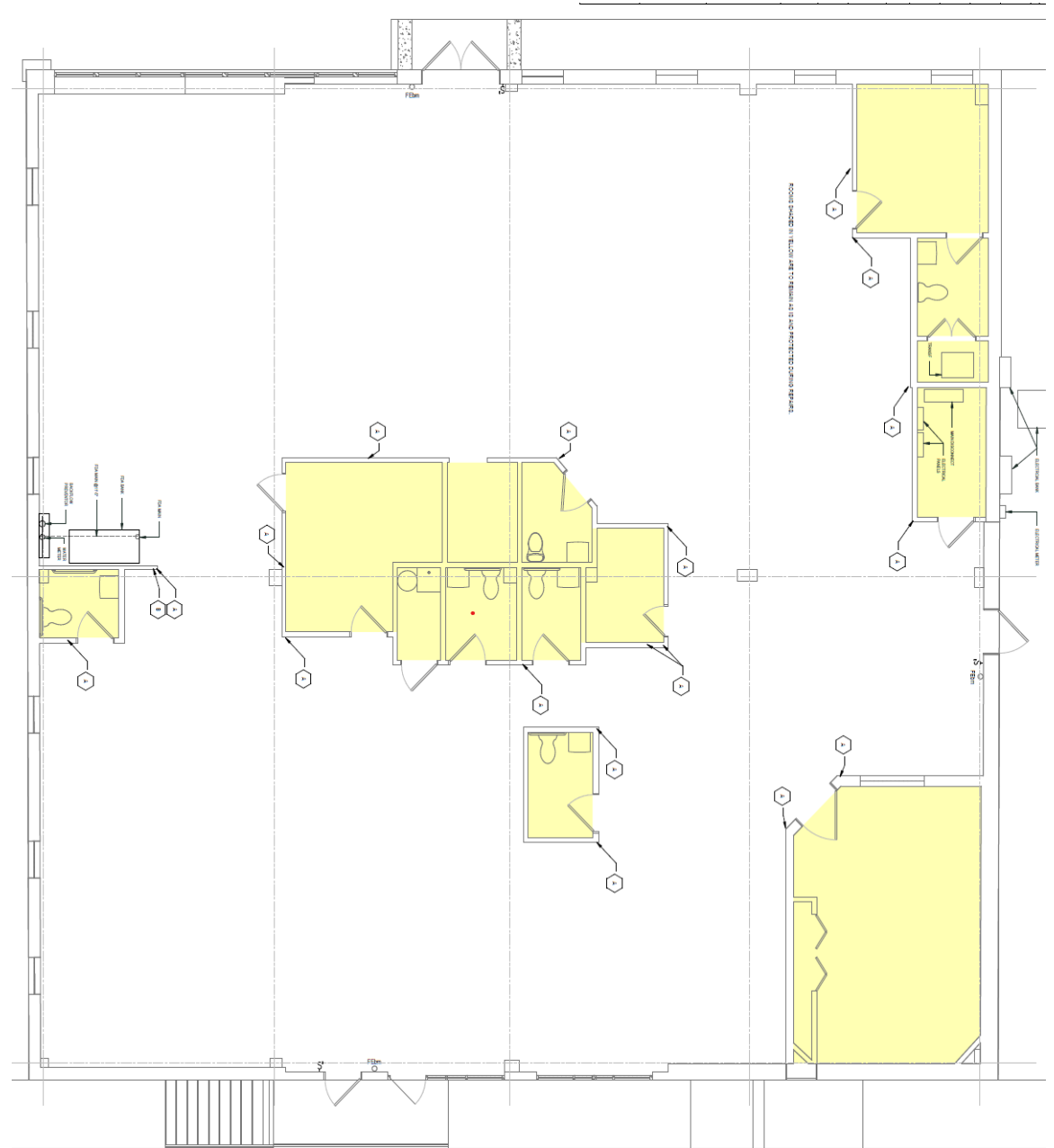


CBRE

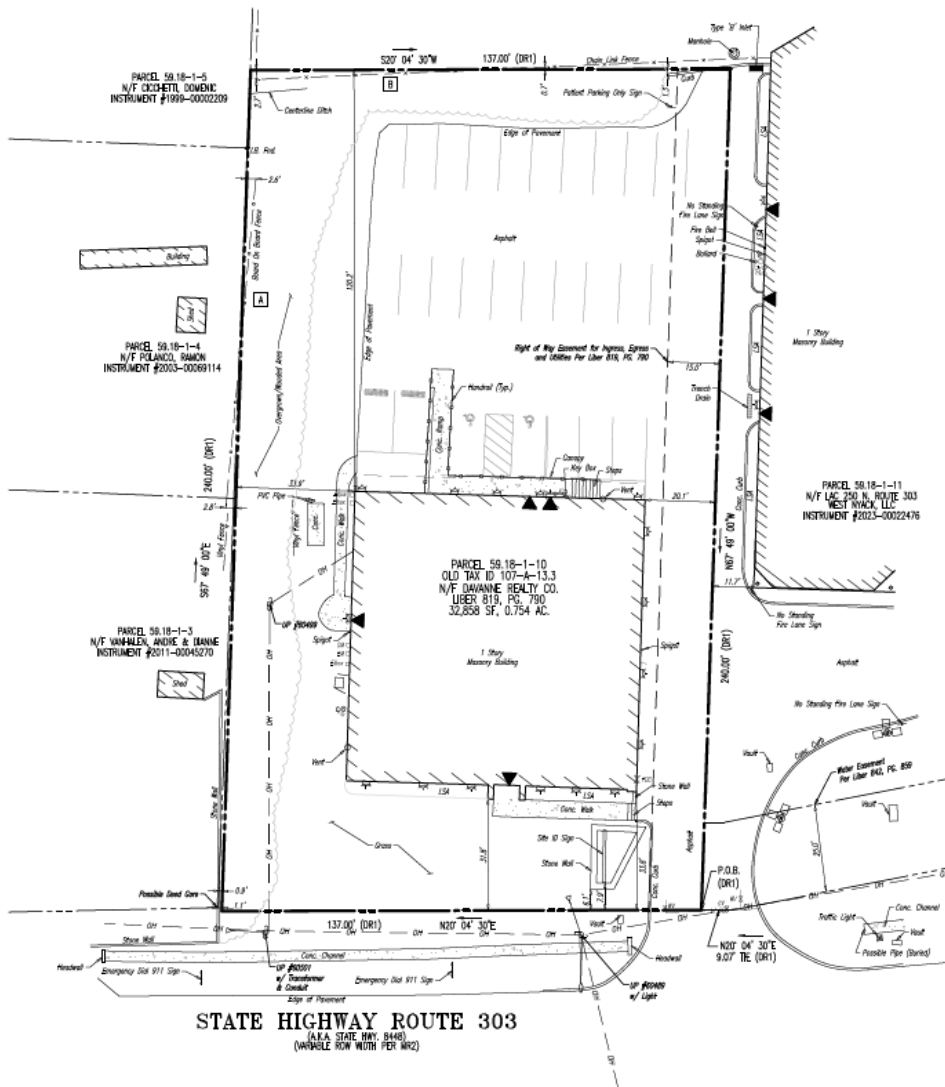
PROPERTY DESCRIPTION



Size:	+/- 6,889 SF
Parking:	25 spaces
Lot Size:	0.754 acres
Ceiling Height:	15' to underside of metal deck 13' to underside of joist
Drive-ins:	1
Zoning:	Regional Shopping
Traffic Counts	+/- 22,269 AADT Route 303
Lease Rate:	Call for Quote
Taxes:	\$50,750/yr or \$7.37 PSF



Survey & Zoning



Regional Shopping district uses permitted by right

RS allows a fairly broad mix of civic/institutional and commercial uses, including:

- Houses of worship and related buildings
- Schools (except nursery schools)
- Offices (professional, governmental, and business)
- Retail + service uses, including (examples listed):
 - Drug/dry goods/food/hardware/stationery/pickup/drop-off (laundry/dry cleaning/shoe repair)
 - Banks, package liquor stores, personal services (barber/beauty, tailor, pet shop, photo studio), restaurants/taverns/outdoor cafes
 - Auto-supply, appliance, jewelry/art, upholsterers, commercial printing
- Animal hospitals
- Automotive & machinery repair and open auto/trailer sales lots
- Certain outdoor sales (e.g., building materials/monuments/vehicles), and other retail/service establishments
- Wholesale sales/storage and warehouses
- Pet care services (when entirely within an enclosed building)
- Mini-warehouses (self-storage)

RS uses allowed only by special permit

Depending on the use, special permits can be issued by different boards. Examples specifically listed for RS include:

- Board of Appeals (special permit)
- Light manufacturing such as dry-cleaning/rug-cleaning/laundry plants, printing/publishing
- Pet care with outdoor areas (subject to conditions)
- Auto-laundries (subject to the code)
- Child day-care centers (and subject to site plan approval)

Zoning Map - <https://www.clarkstown.gov/wp-content/uploads/2021/10/Town-Zoning-Map.pdf>

