

4+ Acres Development Site, Rockland Cty., NY

529, 535 & 539 US 9W (N. Highland Ave.), Upper Nyack, NY

Versatile Commercial & Residential Zoning | Asking Price: Upon request

- ❖ Many permitted uses including Self-Storage, Warehouse, Athletic Facility and more
 - ❖ Busy well-traveled route between *The GW Bridge*, Fort Lee, NJ and *Albany, NY*
- ❖ *Versatile Commercial Zoning*; Sports-related, Light Industrial, Office, Vehicle-related & more
 - ❖ 3 Separate Tax Lots (must be purchased as a package) - making for an *easy subdivision*
- ❖ Under 3-miles / 5-min. drive to *I-87/287, Palisades Center Mall & the Mario Cuomo Bridge*
 - ❖ Along top *NY State Best Cycling Routes*; NYC to Bear Mountain



(41.1120423002096, -73.92716633391022)

Advisory Services Provided By

YSHAY MANOS | **YMANOS REALTY ADVISORS LLC**

NY Licensed Associate Broker

Commercial Real Estate Advisory & Transaction Services

212.717.6269 (mobile) | NYHudsonRealty@gmail.com

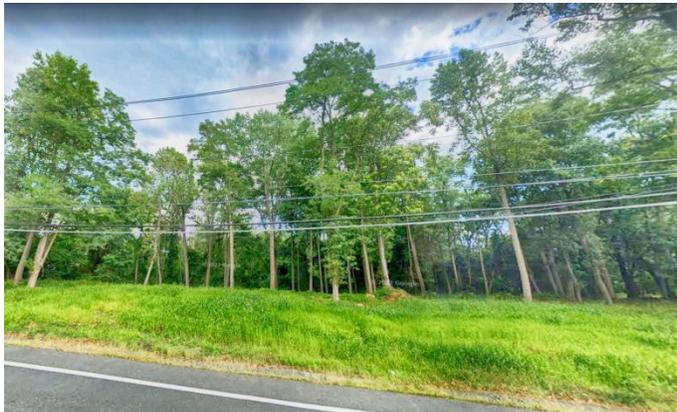
NOVA NORTH COMMERCIAL

Broker of Record

22 S Main St., Suite 101, New City, NY 10956 | Ph. 845.222.9260

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This offering consists of a package of 3 lots - totaling approx. 4.3 Acres - on US Rte. 9W, with 300+ ft. frontage, in Upper Nyack (Town of Clarkstown), Rockland County. The front of the property is in the versatile Commercial **Office Business zone district**, allowing many uses including (partial list) **Fitness, Retail, Medical & Veterinary, Bank and Labs**; and, with Special Permit, **Light Industrial & Warehouse, Day Care, Nursery/School, Vehicle & Parking** related, **Care Facilities** and more. The back of the property is in the **Residential R-20 Zone District**. Engineer Conceptual Drawing for 81,900 Sq.Ft. **Self-Storage** Building, and a recent **Phase-I** and **ALTA Survey** are available. * All Information Deemed Reliable but Not Guaranteed *



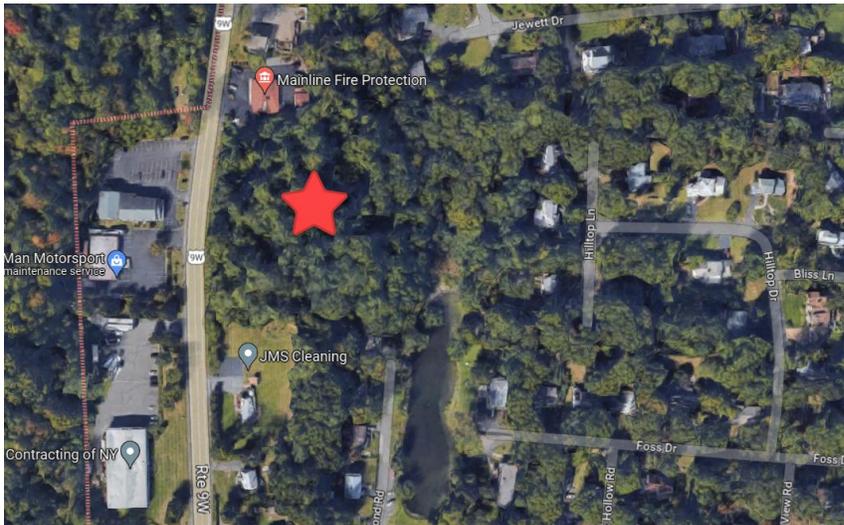
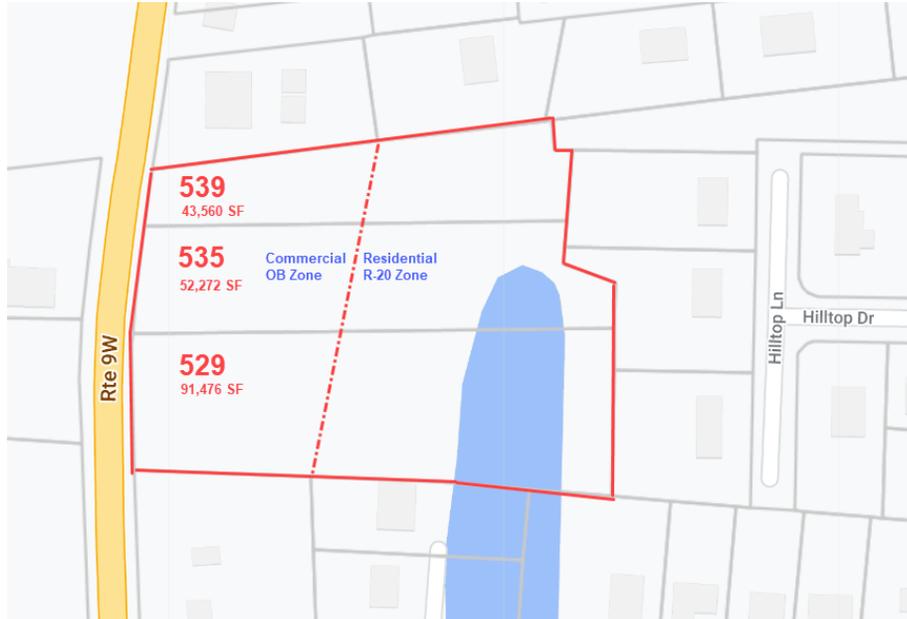
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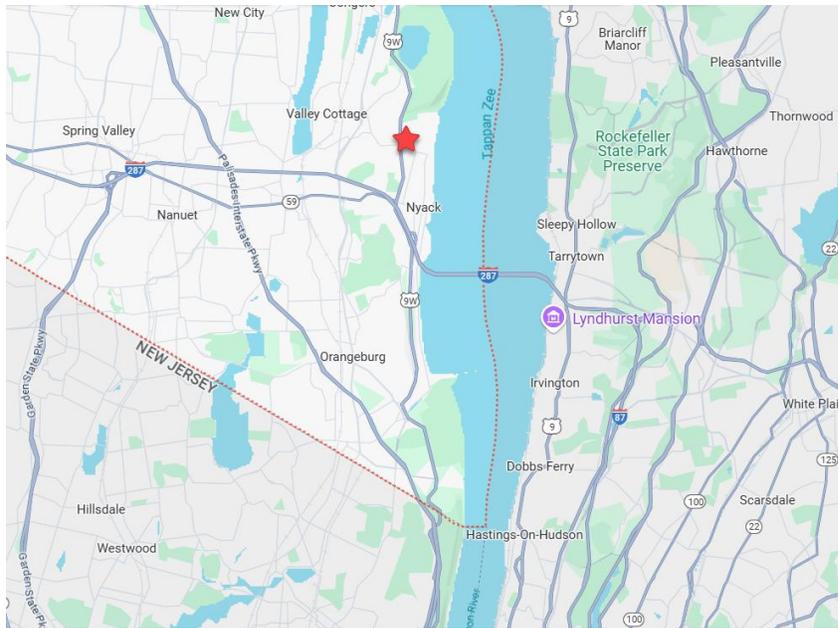
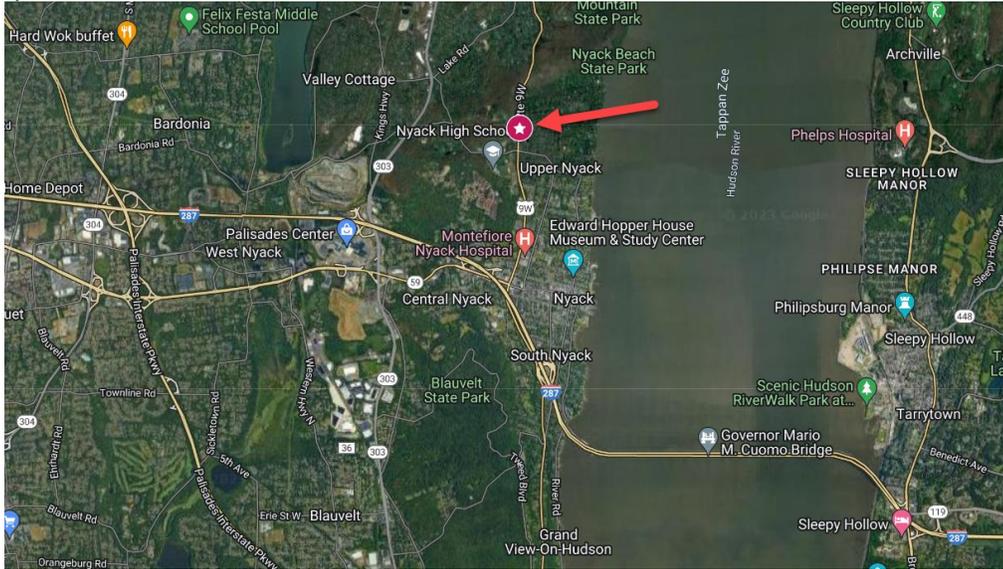
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