



NANUET, NY

PORTFOLIO

REDEVELOPMENT SITE

**NOVA NORTH
COMMERCIAL**
GUIDING YOUR REAL ESTATE TRANSACTIONS

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LEGAL QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH AN ATTORNEY. TAX QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH A CERTIFIED PUBLIC ACCOUNTANT OR TAX ATTORNEY TITLE QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH A TITLE OFFICER OR ATTORNEY. QUESTIONS REGARDING THE CONDITION OF THE PROPERTY AND WHETHER THE PROPERTY COMPLIES WITH APPLICABLE GOVERNMENTAL REQUIREMENTS SHOULD BE DISCUSSED BY THE PARTY WITH APPROPRIATE ENGINEERS, ARCHITECTS, CONTRACTORS, OTHER CONSULTANTS, AND GOVERNMENTAL AGENCIES ALL PROPERTIES AND SERVICES ARE MARKETED BY NOVA NORTH COMMERCIAL IN COMPLIANCE WITH ALL APPLICABLE FAIR HOUSING AND EQUAL OPPORTUNITY LAWS

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PROPERTY SUMMARY:

SALE PRICE	\$3,200,000
NUMBER OF PROPERTIES	3
NUMBER OF BUILDINGS	4
TOTAL LOT SIZE	45,739 SF

PROPERTY HIGHLIGHTS:

- SIGNALIZED INTERSECTION
- ROUTE 59 VISIBILITY
- CORNER LOT

TRAFFIC COUNTS:

31,273 CARS PER DAY ALONG ROUTE 59

PROPERTY OVERVIEW:

NOVA NORTH COMMERCIAL IS PROUD TO PRESENT A THREE-LOT PORTFOLIO LOCATED IN NANUET NY. THE PORTFOLIO CONSISTS OF A COMMERCIAL STRUCTURE AND THREE HOUSES.

Subject Address

81 EAST ROUTE 59
23 COLLEGE AVENUE
23B COLLEGE AVENUE

Hamlet

NANUET, NY 10954

Town

CLARKSTOWN

County

ROCKLAND

Property Type

RETAIL / HOMES

Legal Description (Blk/Lt)

64.5-1-22 / 64.5-1-23 / 64.5-1-24

PROPERTY INFORMATION



PROPERTY INFORMATION

PROPERTY ADDRESS:	81 EAST RT 59	23 COLLEGE AVE	23B COLLEGE AVE
PROPERTY TYPE:	RETAIL	RESIDENTIAL	RESIDENTIAL
LOT SIZE:	13,504 SF	18,731 SF	13,504 SF
BUILDING SIZE:	2,448 SF	4,392 SF	1,738 SF
APN:	64.05-1-22	64.5-1-23	64.5-1-24
ZONING:	RS	RS	RS
NUMBER OF BUILDINGS:	1	2	1
NUMBER OF STORES:	1	2	2
YEAR BUILT:	1977	1920	1943
OCCUPANCY:	LEASED	OWNER OCCUPIED	OWNER OCCUPIED

PHOTOS



01



02



03



04



05



06

PHOTOS



07



08



09



10



11



12

An aerial photograph of an industrial or commercial area, featuring a large parking lot filled with cars, several buildings, and a large open lot. The image is overlaid with a semi-transparent dark red filter and a red geometric pattern of overlapping triangles in the top-left corner. A white text box is centered in the middle of the image.

FINANCIAL ANALYSIS

FINANCIALS ANALYSIS

Current Income:

81 EAST ROUTE 59 NANUET

+/- 2,448 SF STAND-ALONE RETAIL BUILDING CURRENTLY LEASED TO A USED CAR DEALERSHIP THRU AUG 2026 WITH TWO(2) FIVE(5) YEAR OPTIONS TO EXTEND.

THE RENTAL DESCRIPTION IS BELOW.

September 1, 2022 – August 31, 2023	\$4,350.00/month (\$52,200.00 annually)
September 1, 2023 – August 31, 2024	\$5,350.00/month (\$64,200.00 annually)
September 1, 2024 – August 31, 2025	\$6,350.00/month (\$76,200.00 annually)
September 1, 2025 – August 31, 2026	\$6,850.00/month (\$82,200.00 annually)

23 College Ave Nanuet

Two (2) residential houses that are owner-occupied

23B College Ave Nanuet

One (1) residential house that is owner-occupied

Current Expenses:

81 EAST ROUTE 59 NANUET

NNN Lease TENANT PAYS TAXES OF \$27,883.75 (2022) AND PROPERTY MAINTENANCE

23 College Ave And 23B College Ave Nanuet

Current taxes total \$28,440.48 (2022)

TAX BREAK DOWN:

	23 College Ave	23B College Ave
Property Taxes	2022	2022
Town & County	\$7,392.71	\$4,687.95
School	\$10,047.93	\$6,311.89
Total / Year	\$17,440.64	\$10,999.84

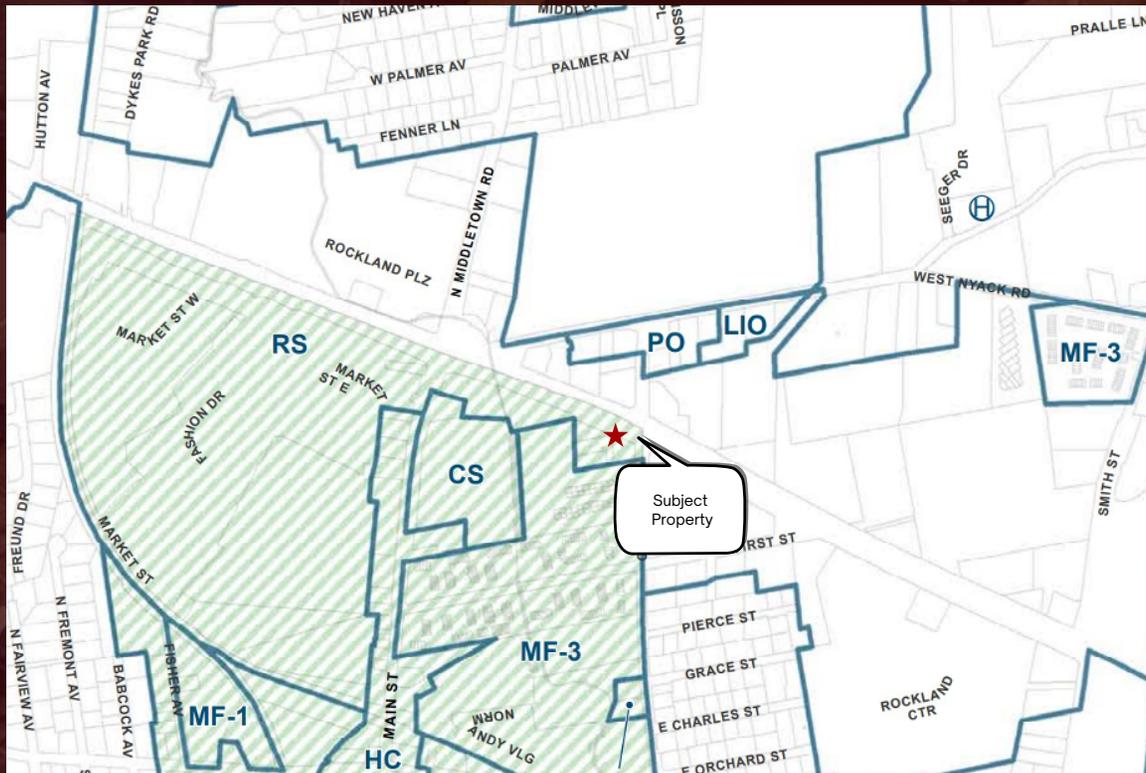
Pro-Forma Expenses:

Insurance	\$4,842
management fee	\$1,936.80
repairs and maintenance	\$4,842
service contracts	\$2,905.20
utilities	\$1,936.80
total expenses	\$44,903.28

An aerial photograph of a residential and commercial area, overlaid with a semi-transparent dark red filter. The image shows a mix of buildings, parking lots filled with cars, and some trees. In the top-left corner, there is a decorative graphic consisting of several overlapping red triangles of various sizes. A red grid is overlaid on the image, with a prominent vertical line on the left side and a horizontal line across the middle. The text 'ZONING DESCRIPTION' is centered in the middle of the image in a bold, white, sans-serif font.

ZONING DESCRIPTION

ZONING MAP



NANUET HAMLET CENTER



290 Attachment 8
Town of Clarkstown
Nanuet Hamlet Center [Added 11-10-2011 by L.L. No. 7-2011]

ZONING TABLE

1	2	3	4	5	6	7	8
District	Uses Permitted by Right	Uses Permitted by Special Permit of the Board of Appeals, Town Board, or the Planning Board, Where Specified (Subject to § 290-15 and to Section Listed Use, Where Applicable)	Permitted General Accessory Uses	(Reserved)	Minimum Required Off-Street Parking Spaces (Subject to Article VI)	Minimum Required Accessory Off-Street Loading Berths (Subject to Article VI)	Additional Use Regulations (For Regulations Governing All Nonconforming Uses, See Article VIII)
RS	<ol style="list-style-type: none"> Churches and similar places of worship, Sunday school buildings, parish houses and rectories. Public parks and playgrounds. Schools, except nursery schools. Fire, police and similar public buildings. Offices for professional, governmental and business uses. Retail drug, dry goods and variety, food, hardware, stationary and tobacco stores, newsstands, and pickup and delivery stores for dry-cleaning, laundry, laundrette, laundromat and shoe repair establishments. Other retail stores and service establishments, such as banks, package liquor stores and personal service shops dealing directly with consumers (such as barbershops and beauty parlors, tailor shops, pet shops, photographic studios and restaurants, tearooms, taverns and outdoor cafes), except that drive-in restaurants shall be located only along major roads as classified on the Official Map (See § 290-4). Community centers, libraries, museums, art galleries and similar facilities and ambulance stations. Other retail stores and service establishments, such as automobile salesrooms, auto-supply stores, home appliance stores, jewelry and art shops, upholsterers and commercial printing shops. (Reserved) Animal hospitals. Bowling alleys and billiard parlors. Commercial recreation establishments, such as dance halls, driving ranges, miniature golf courses and skating rinks, except that amusement parks, rides and other similar activities are prohibited. Automotive and machinery repair shops, and open automobile and trailer sales lots. Other retail stores and facilities and service establishments, including frozen-food lockers, and sale of grain, feed, agricultural products, building materials and monuments, and outdoor sales of automobiles. Wholesale sales or storage and warehouses. Carnivals and circuses, subject to § 290-17E and L.L. No. 4-1976 (Ch. 117), as amended by L.L. No. 2-1979. Hotels and motels. Pet care services with all facilities and amenities within an enclosed building. 	<ol style="list-style-type: none"> Public housing substations or pumping stations and telephone exchanges, housed in a structure that harmonizes with the character of the neighborhood and having adequate fences and other safety devices and adequate screening and landscaping, and subject to performance standards procedure § 290-13B, provided that they provide service to the surrounding area. (Reserved) Public utility right-of-way, towers and lines, provided that it is necessary for the general welfare; neighborhood character and surrounding property values are reasonably safeguarded; and that the towers and poles conform to the height restrictions of the district. Floodplain uses within areas designated on the Official Map as a floodplain, swamp, drainageway or drainage easement as follows: parking spaces, driveways, open recreation in landscaped areas, signs and fences, provided that said uses do not block, impede or interfere with the natural drainage of the area so as to increase the danger of flooding down- or up-stream from the lot. (Reserved) (Reserved) (Reserved) (Reserved) Light-manufacturing uses, such as dry-cleaning, rug-cleaning and laundry plants, printing and publishing. (Reserved) Funeral homes, subject to all the conditions of § 290-17P. Pet care services with outdoor areas for pets, subject to the conditions of § 290-17DD. <p>TOWN BOARD</p> <ol style="list-style-type: none"> Reservoirs on lots of 3 acres or more and water towers and water tanks owned and operated by a public utility, which water tank or water tower is located at or above ground, on plots of 3 acres or more. Sandpits, gravel pits, removal of topsoil and landfill or excavation operations, for a period not to exceed 5 years, subject to § 290-17L. Gasoline filling stations, subject to § 290-17G. Bus terminals on lots of at least 5 acres or more and located on major or secondary roads. Auto laundries, subject to § 290-17C. Theaters, except drive-in theaters, subject to the additional following conditions: <ol style="list-style-type: none"> No theater, whether standard or mini, shall be located within 500 feet of any residential district or within 1,000 feet of any church or school or similar place of education or worship, said measurement to be from property line to property line. There shall be no more than 2 theaters, whether standard or mini, located on any single parcel of land. Mini-warehouses. (Reserved) Railroad passenger stations or bus stations subject to § 290-17K. Railroad right-of-way, provided that all brush and cut timber are disposed of in accord with approved forestry practices. Child day-care center pursuant to § 290-17Z and subject to site plan approval by the Planning Board, which approved site plan shall accompany the application for special permit. <p>PLANNING BOARD</p>	<ol style="list-style-type: none"> Keeping of not more than 1 unoccupied trailer or commercial vehicle, provided that it is parked in the rear yard only. Accessory production and servicing of goods subject to No. 10 in Column 8. Accessory storage subject to No. 11 in Column 8. Accessory parking, subject to § 290-22. Accessory loading, subject to § 290-23. (Reserved) Recreation facilities, indoor and outdoor, incidental to churches and similar places of worship or to schools. Temporary structures for storage of equipment and materials used in connection with the construction of residential development and temporary sales offices, not to exceed 2 years. Administrative offices, subject to § 290-17S. Caretaker's dwellings, subject to § 290-17S. 	<ol style="list-style-type: none"> Churches, public buildings, libraries, community and recreational buildings Schools of general instruction, nursery schools, private schools or schools of special instruction Sanitariums, convalescent or nursing homes Restaurants <ol style="list-style-type: none"> Standard Fast-food Telephone exchanges. <ol style="list-style-type: none"> Banks Offices Retail and service stores and establishments Undertakers, funeral homes Theaters Animal hospitals Bowling alleys Billiard parlors Hotels and motels Dance halls Driving ranges, miniature golf courses Skating rinks Dry-cleaning, rug-cleaning, laundry plants, printing and publishing Storage and warehouses for sites under 1 ownership and having a lot area of at least 20,000 square feet or greater Mini-warehouse <ol style="list-style-type: none"> Administrative offices Caretaker dwelling unit Retail sales Outside storage of vehicles and equipment 	<p>At Least One Parking Space for Each:</p> <ol style="list-style-type: none"> 200 square feet of floor area, but not less than 1 space for each 5 seats where provided 12 seats or students for schools of elementary or nursery grades and 6 seats or students for other schools 4 beds plus 1 for each employee 100 gross square feet 75 gross square feet 2 employees or 300 square feet of floor area, whichever is less 200 square feet of gross floor area 150 square feet of gross floor area 200 gross square feet 2 employees, plus 5 spaces for each chapel 5 seats 150 square feet of gross floor area 1/2 alley 1/2 table Guest room or dwelling unit 600 square feet of display and sales area on monuments 75 gross square feet Tree 75 square feet of floor area 300 square feet of gross floor area 500 square feet of gross floor area 150 square feet of gross floor area 1/2 unit 300 square feet Vehicle, such as a recreational vehicle for rent, or as determined by the Planning Board 	<ol style="list-style-type: none"> For a public library, museum, art gallery or similar institution or governmental building, community center, hospital or sanitarium, nursing or convalescent home, institution for children or the aged, or school with floor area of 10,000 square feet, 1 berth; for each additional 25,000 square feet or fraction thereof, 1 additional berth. For buildings with offices and retail sales and service establishments, 1 berth for 8,000 to 25,000 square feet of gross floor area, and 1 additional for each 25,000 square feet or major fraction thereof so used. For undertakers, 1 berth for each chapel. For wholesale and storage uses, and for dry-cleaning and rug-cleaning establishments, laundries, printing and publishing establishments, 1 berth for 5,000 to 10,000 square feet of floor area in such use, and 1 additional berth for each additional 10,000 square feet of floor area or major fraction thereof so used. For mini-warehouse sites, see § 290-17S(3). <ol style="list-style-type: none"> All new nonresidential uses are subject to continued enforcement of performance standards procedure (§ 290-13B). In addition to the particular requirements for any use listed in Column 3, the Board of Appeals or Town Board, as specified in Column 3 for a particular use, where reasonable and appropriate, may require fences and other safety devices, landscaping, screening and access roads and buffer areas as required. No use listed in Column 3 shall be permitted for which access shall not be sufficient and suitably located to accommodate prospective traffic in a manner which will not create traffic congestion or hazard on adjacent highways. Buffer areas of 75 feet shall be required for special permit uses, except Board of Appeals or Town Board, as specified in Column 3 for a particular use, may reduce width of buffer areas no more than 50 feet where local conditions and substitute appropriate protection for neighboring properties is reasonably indicated. Such buffer areas shall be permanently landscaped and maintained in harmony with the landscaping or natural growths in the neighborhood. All uses other than a one- or two-family residence shall obtain site plan approval subject to § 290-31C. All uses other than single-family residences shall obtain approval of the Architectural Historic Review Board. All uses, accessory storage and loading berths shall be within completely enclosed buildings, except garden spaces, lumber, building and masonry materials. No primary business or vehicular entrances, show windows or signs shall be located within 50 feet of any residential district boundary along any residential street. Any use first permitted in this district and located on a plot, any plot line of which lies within 25 feet of an R District boundary, shall be screened along such plot line. All accessory production and servicing of goods shall conform to the following restrictions: <ol style="list-style-type: none"> All such goods shall be sold or delivered to customers on the premises. The floor area used for such production and servicing shall be limited to 10% of the floor area of the establishment or 3,000 square feet whichever is greater. Not more than 5 employees shall be engaged in such production or servicing. Only electrically driven machinery shall be used. Accessory outdoor storage areas of vehicles, equipment or other materials shall be permanently screened from adjoining residential districts and streets. Notwithstanding any other buffer requirement, a buffer area of at least 30 feet shall be provided along residentially zoned districts. No restaurant, limited-menu or otherwise, drive-in or food-dispensing establishment shall be permitted within 200 feet of any church, school, synagogue or similar place of assembly. (The 200-foot prohibition herein shall be measured from the nearest property line.) 	

290 Attachment 26
Town of Clarkstown
Table 7

General Use Regulations – RS District
(For use of table see § 290-12)

[Amended 8-7-1974; 6-4-1975; 5-12-1976; 4-19-1978; 3-10-1981; 1-13-1987; 3-10-1987; 9-26-1989; 11-28-1989; 3-21-1991; 6-11-1999; 12-14-1999; 11-14-2006 by L.L. No. 14-2006; 6-19-2007 by L.L. No. 12-2007; 6-4-2013 by L.L. No. 4-2013; 6-28-2016 by L.L. No. 8-2016; 1-23-2018 by L.L. No. 1-2018; 3-26-2019 by L.L. No. 4-2019]

MARKED ASSESSORS MAP



The subject consists of three lots on the southwest corner of RT 59 and College Avenue. The site is basically level at street grade, irregular in shape, and has a total of 45,739 +/- SF or 1.05 +/- acres with 125 +/- of road frontage along RT 59.

ROCKLAND COUNTY: OVERVIEW



www.palisadescenter.com



www.simon.com/mall/the-shops-at-nanuet

Rockland County is located in southern New York State. The county is located on the west side of the Hudson River, just north of the New Jersey-New York border, south of Orange County, and west of Westchester County. Rockland is the smallest county in New York State, next to New York City. The county expands over 199 square miles total, 174 square miles of which is land and 26 square miles is water. The county seat is New City and the county's population is 323,866.

Rockland County is home to a variety of shopping centers and businesses. With numerous small hometown family-owned and operated shops to several larger start-ups and industry leaders in health, retail, and manufacturing, pharmaceutical, construction, and research. Rockland offers a full range of competitive advantages which encourage businesses.

There are plenty of quaint shops, monthly art exhibits and musical performances, and the Palisades Center, the nation's second-largest mall. Nanuet is one of the most diverse complexes of natural and built-up areas in Rockland County. The Village of Nyack is a residential community located on the west shore of the Hudson River, known for its antiques, fine restaurants, and multicultural community. Excellent river views, an active art and music scene, and close proximity to the bridges make it attractive to NYC commuters. Pearl River has a wealth of resources for residents, consumers, businesses, and tourists, including parks like Cherry Brook Park. Suffern has many entertaining attractions such as the Lafayette Theatre. This historical town has old-world charm, yet is convenient to highways, buses, and trains.

Rockland County is part of the New York metropolitan area; an ethnically and geographically diverse region. It is right near the most important economic region in the world, just a short commute from New York City.

Rockland County provides numerous opportunities for easy traveling using automobiles, train stations, bus services, and airports. The county is served by many major highways including Interstate 87 and 287, Palisades Interstate Parkway, Garden State Parkway, Route 17, Route 45, Route 59, Route 210, Route 303, Route U.S. 9W, and many more. There are several local and commuter bus routes throughout the county; a few examples are Transport of Rockland, Rockland Coaches, and Short Line. The New Jersey Transit is an operating rail line that serves Rockland County. Nearby airports include John F. Kennedy, LaGuardia Airport, Westchester County Airport, Stewart International, Newark Liberty International Airport, and Teterboro Airport. There is also a ferry service, NY Waterway, that services between Haverstraw in Rockland County and Ossining.

ROCKLAND COUNTY: EDUCATION



www.surryrockland.edu



www.thomasaquinas.edu/admissions



www.dc.edu

The US Department of Education has awarded many schools in the county the Blue Ribbon School of Excellence Award. Rockland County has 65 public schools including 12 public high schools, 20 public middle schools, 37 public elementary schools, and 1 public preschool. Within the county there are also an additional 79 private schools.

Rockland Community College

Rockland Community College offers a safe, supportive learning environment for thousands of students from diverse backgrounds. They are located in the historic and scenic Hudson Valley, only 25 miles northwest of NYC. The majority of its students transfer to four-year colleges, and many find immediate employment upon earning their associate's degree or certificate. The college also offers others, from preschoolers to senior citizens, the opportunity to learn something new. The college offers 51 programs in the humanities, social sciences, arts, technologies, business, health professions, mathematics and sciences, including 40 associate's degrees and 11 one-year certificate programs,

St. Thomas Aquinas College, Sparkill, NY

St. Thomas Aquinas College is an independent liberal arts college, which provides education at the undergraduate and graduate levels. The College requires each undergraduate to attain a broad foundation in the liberal arts and sciences. The College provides a range of undergraduate majors and graduate programs to assist students to prepare for careers and/or graduate studies through a deeper focus in a major field of study,

Dominican University . Orangeburg, NY

Dominican University is an independent, four-year and master's-level liberal arts college. The college fosters relationships between students and faculty through small, personal classes. Their convenient location in the scenic Hudson Valley area, just 17 miles from New York City, feels like a home away from home, in a friendly, yet challenging and supportive atmosphere. Since 1952, Dominican College has provided students with the environment to cultivate unique bonds and life-long relationships.

ROCKLAND COUNTY: MEDICAL CENTERS



www.nyackhospital.org

Nyack Hospital, Nyack, NY

Nyack Hospital is a 375-bed community acute care medical and surgical hospital that was founded in 1895 and is located in Rockland County, NY, and is affiliated with Montefiore Health System. Its mission is to provide competent, innovative, and accessible emergency and acute care services to the residents of Rockland County and surrounding areas.



<https://www.goodsamhosp.org/>

Good Samaritan Hospital, Suffern, NY

Good Samaritan Hospital in Suffern, NY is a non-profit, 286-bed hospital providing emergency, medical, surgical, obstetrical/gynecological, and acute care services to residents of Rockland and southern Orange Counties in New York; and northern Bergen County, New Jersey.

DEMOGRAPHICS

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,448 SF**
 Year Built: **1977**



Radius	1 Mile	2 Mile	3 Mile
Population			
2027 Projection	8,889	37,640	97,513
2022 Estimate	8,788	37,307	96,436
2010 Census	8,381	36,104	92,165
Growth 2022 - 2027	1.15%	0.89%	1.12%
Growth 2010 - 2022	4.86%	3.33%	4.63%
2022 Population by Hispanic Origin	1,320	6,563	20,254
2022 Population	8,788	37,307	96,436
White	6,683 76.05%	27,099 72.64%	66,020 68.46%
Black	734 8.35%	5,212 13.97%	20,144 20.89%
Am. Indian & Alaskan	45 0.51%	221 0.59%	666 0.69%
Asian	1,156 13.15%	3,950 10.59%	7,285 7.55%
Hawaiian & Pacific Island	4 0.05%	52 0.14%	190 0.20%
Other	166 1.89%	773 2.07%	2,131 2.21%
U.S. Armed Forces	0	0	16
Households			
2027 Projection	3,398	13,223	31,213
2022 Estimate	3,358	13,100	30,865
2010 Census	3,188	12,628	29,441
Growth 2022 - 2027	1.19%	0.94%	1.13%
Growth 2010 - 2022	5.33%	3.74%	4.84%
Owner Occupied	2,129 63.40%	9,678 73.88%	20,565 66.63%
Renter Occupied	1,229 36.60%	3,421 26.11%	10,300 33.37%
2022 Households by HH Income	3,357	13,100	30,865
Income: <\$25,000	329 9.80%	984 7.51%	3,818 12.37%
Income: \$25,000 - \$50,000	477 14.21%	1,505 11.49%	4,210 13.64%
Income: \$50,000 - \$75,000	244 7.27%	1,365 10.42%	3,604 11.68%
Income: \$75,000 - \$100,000	448 13.35%	1,536 11.73%	3,689 11.95%
Income: \$100,000 - \$125,000	311 9.26%	1,539 11.75%	3,352 10.86%
Income: \$125,000 - \$150,000	277 8.25%	1,283 9.79%	2,731 8.85%
Income: \$150,000 - \$200,000	583 17.37%	2,057 15.70%	3,790 12.28%
Income: \$200,000+	688 20.49%	2,831 21.61%	5,671 18.37%
2022 Avg Household Income	\$138,857	\$143,343	\$127,431
2022 Med Household Income	\$114,509	\$118,843	\$100,832

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