



146 N Main St

146 N Main St, Spring Valley, NY 10977

Luzer Friedman

Nationwide Houses

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146 N Main St

\$6,999,000

Prime Commercial Investment – Four Businesses, One Incredible Location!

What's Included:

Gas Station

Convenience Store

Car Wash

Auto Body Shop

Nestled in a bustling, high-traffic area, this property shines with modern upgrades and meticulous renovations. Every corner has been crafted for efficiency and appeal, from the sparkling car wash bays to the fully stocked convenience store. Investors will appreciate the turnkey operations, minimal expenses, and the versatility of multiple income streams under one roof.

Why Investors Love It:

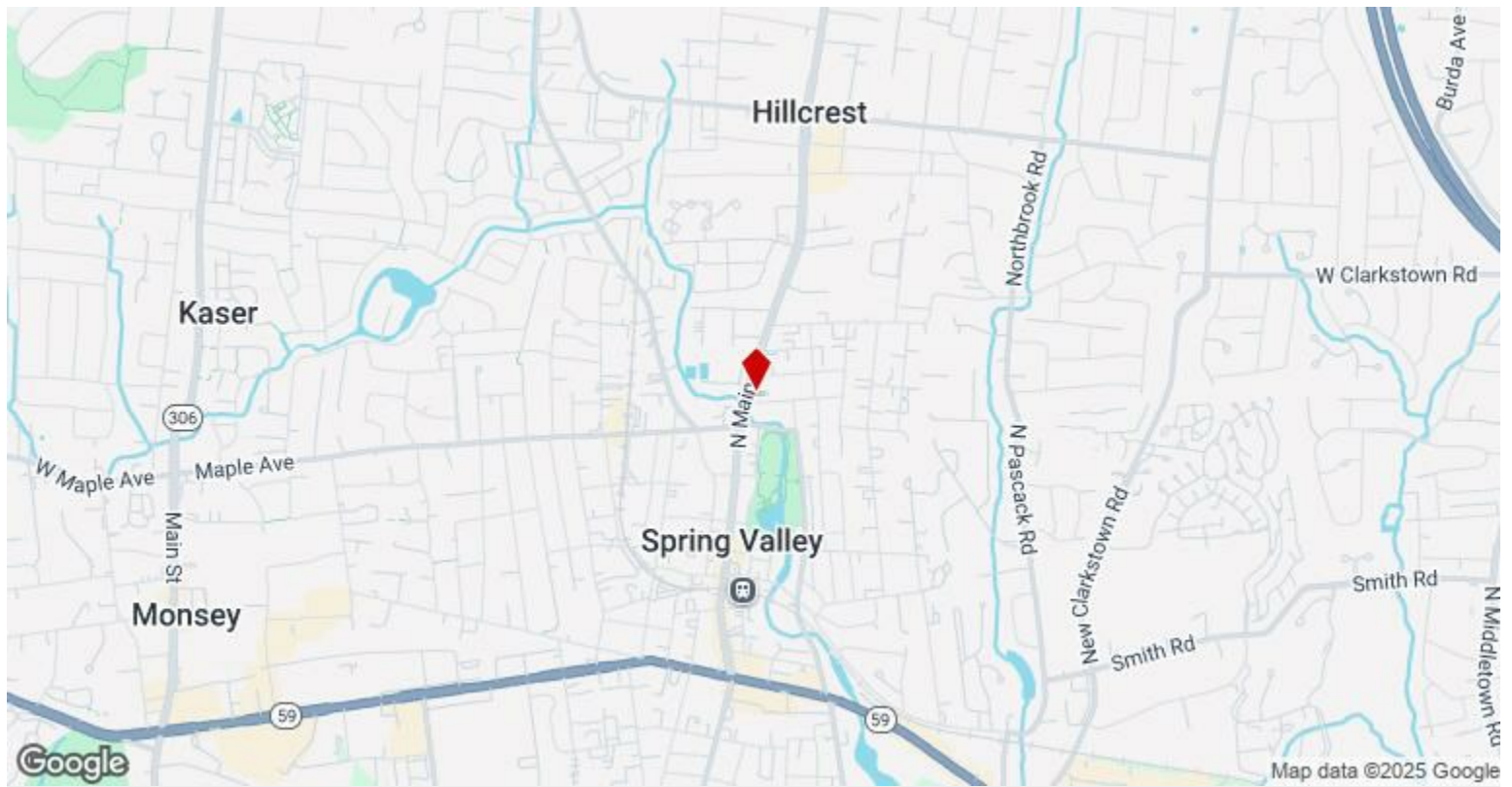
High-Traffic...

- High-Traffic Location 24/7 – nonstop visibility and customers
- Turnkey & Fully Renovated – brand-new equipment, ready to go
- Multiple Revenue Streams – four businesses, one property, endless possibilities



Price:	\$6,999,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	B
Sale Type:	Investment
Lot Size:	0.47 AC
Gross Building Area:	5,066 SF
No. Stories:	1
Year Built:	2000
Tenancy:	Multi
Parking Ratio:	1.54/1,000 SF
Zoning Description:	05
APN / Parcel ID:	392605-057-023-0001-025-000-0000

Walk Score ®: 74 (Very Walkable)



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Property Photos



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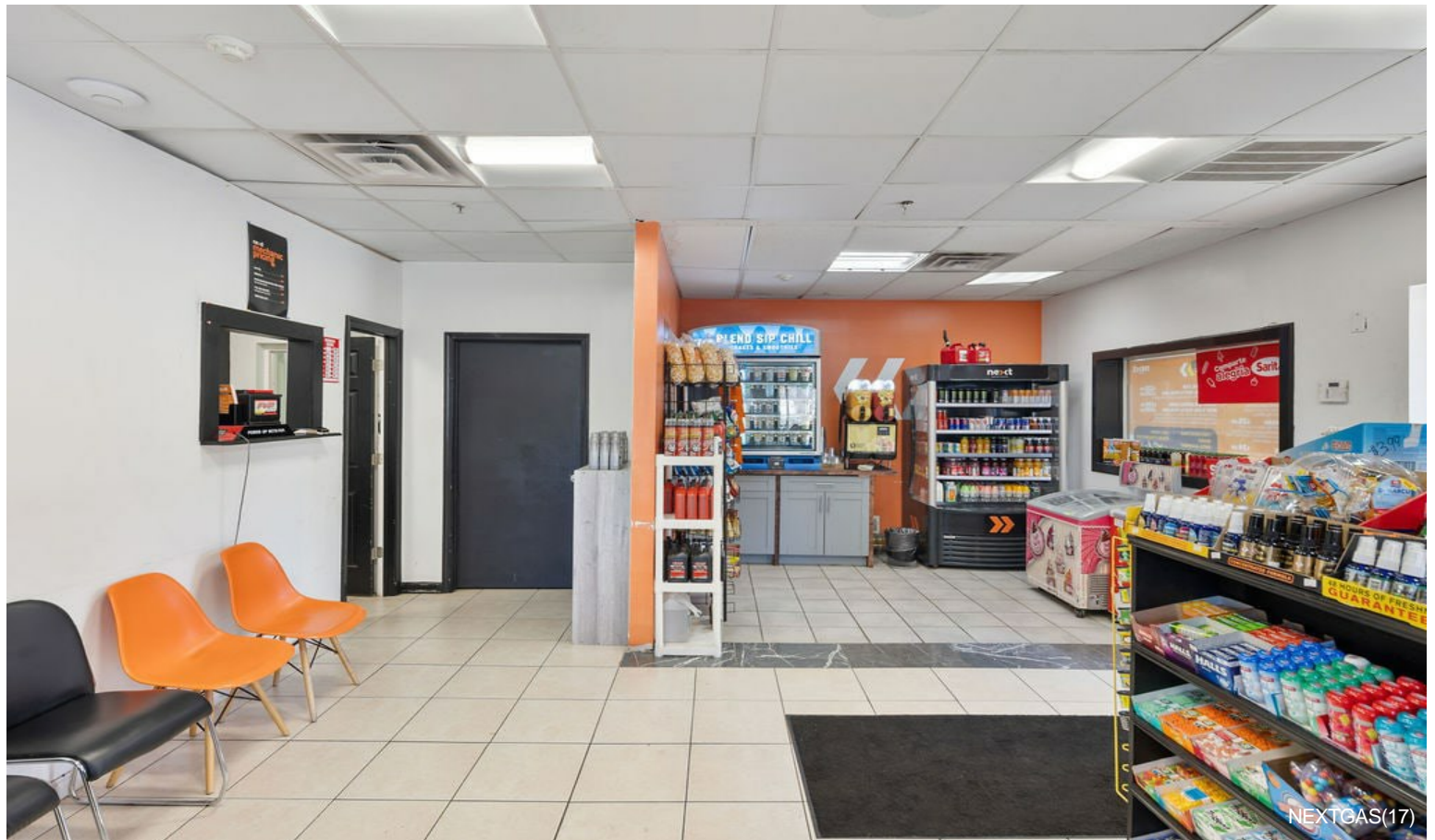
Property Photos



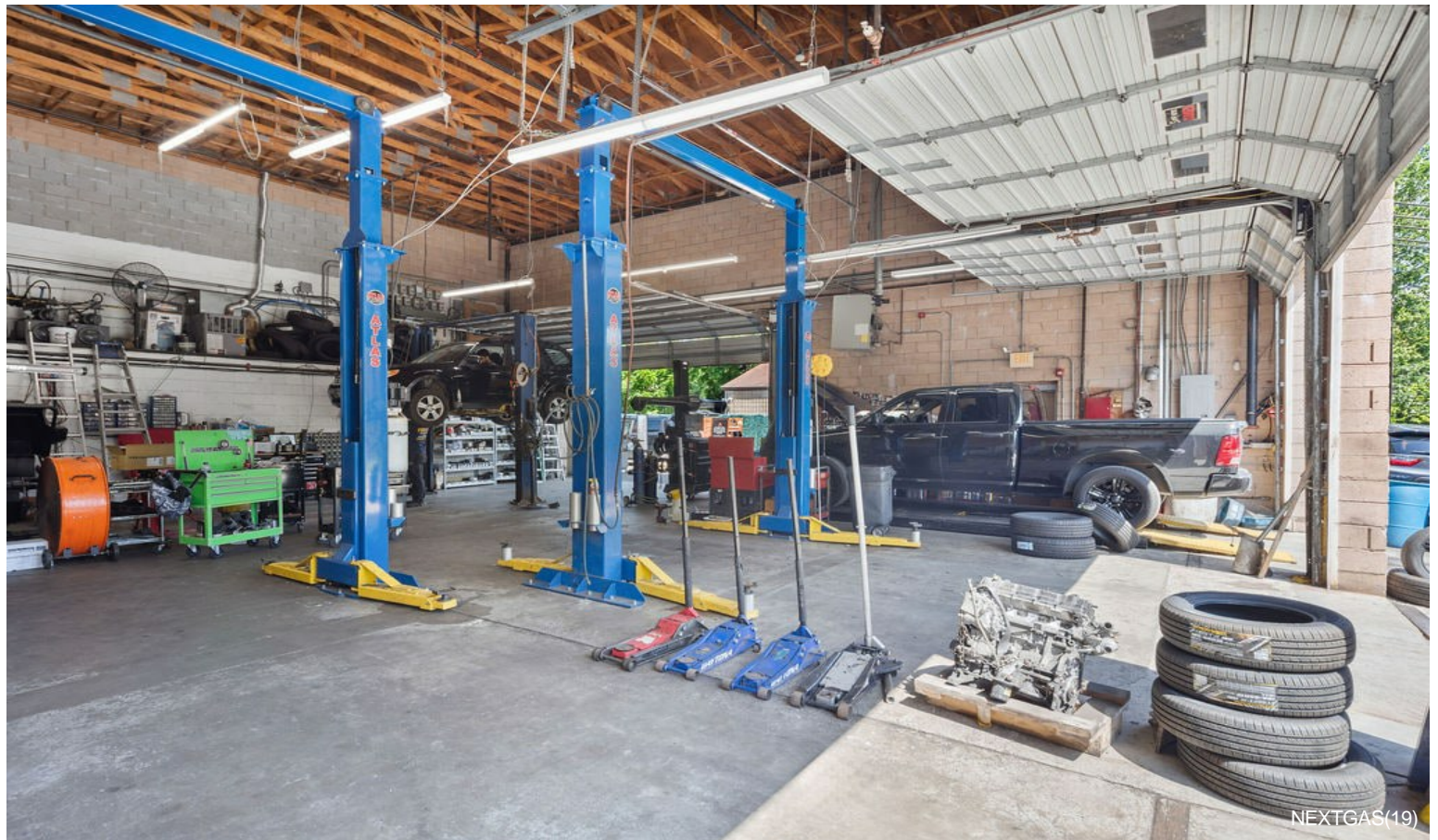
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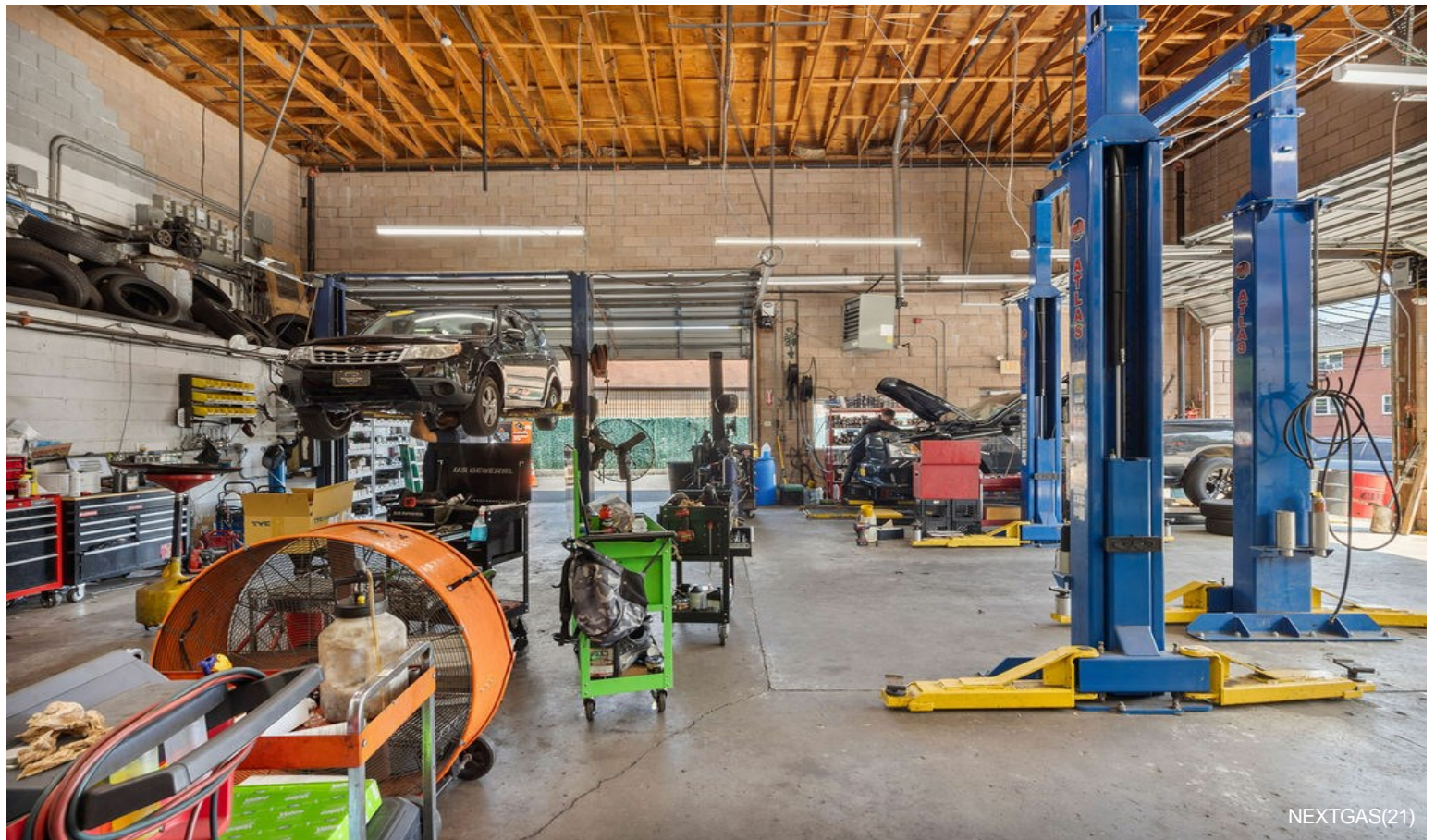
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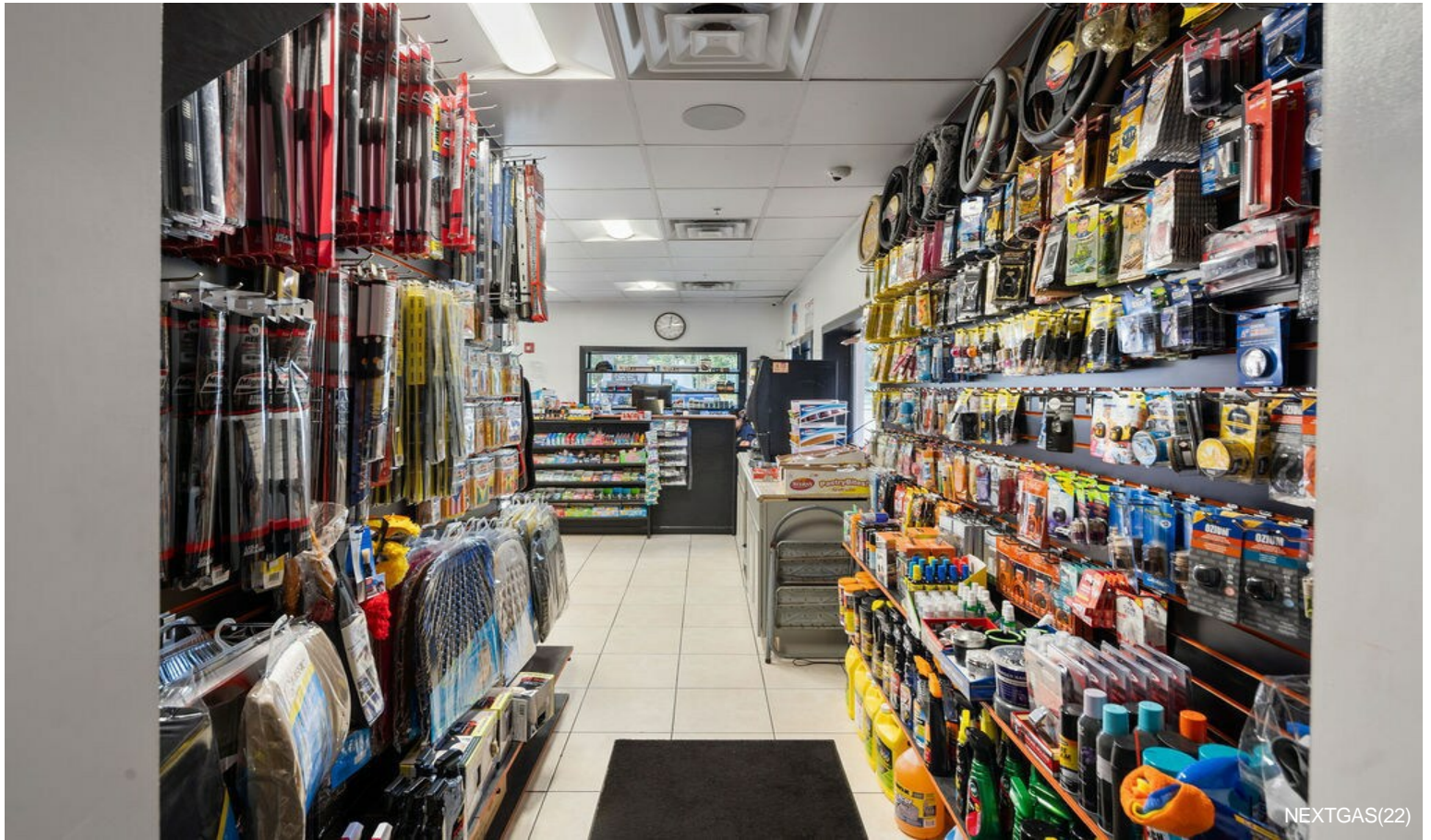


NEXTGAS(20)



NEXTGAS(21)

Property Photos



Property Photos

