

2024
REAL ESTATE WITH DEVELOPMENT
OPPORTUNITY

**FOR SALE APPRIMATELY 2.69 ACRES IN BEAUTIFUL
PEARL RIVER, ROCKLAND COUNTY, NEW YORK**

**Existing income-producing multi-family property
which includes buildings consisting of:**

- **Front Building - 6 family**
- **Middle Building - 4 family**
- **Northern Side of Property has existing 2-car garage**
- **Rear of the property has preliminary town approval for 10,000 sq. ft. daycare building with 5000 sq.ft. outdoor play area.**

Front property has the potential (currently unapproved) for future development possible consideration i.e. mall/plaza with possible anchor tenant and/or multi-family/mixed use, etc.