

# New City, NY

## 236 North Main Street

OFFICE CONDO  
FOR SALE/LEASE



### AVAILABLE:

1,887 SF Professional Office Condo

### NEIGHBORING BUSINESSES:

Tutor Time, USPS, Stop & Shop, DeCicco & Sons, ShopRite, Verizon, Subway, Chase, McDonald's, Citibank, Crunch Fitness, Dunkin', Edward Jones, TD Bank, Burger King, Key Bank and more

### ADDITIONAL INFORMATION:

- Former Pediatric Medical Practice
- 8 Individual Offices with 1 Waiting Room, 1 Reception Area and 3 Bathrooms
- Situated in the New City Condominium Offices
- Abundant Parking
- Access to Both Main Street and Heritage Drive
- Immediate Access to Route 304, Route 9W and the Palisades Parkway

### TRAFFIC COUNTS:

11,098 Cars Per Day Along North Main Street

### ASKING PRICE:

Call For Details

### RENT:

Call For Details

### TAXES:

Call For Details

### CONDO FEES:

\$600.00/Month

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,059	81,737	238,102
Avg. HH Income	\$199,183	\$182,134	\$158,992

For More Information,  
Please Contact:

914-237-3400

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[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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