

# MEDICAL CENTER FOR SALE

146-150 SOUTH PEARL STREET (ROUTE 304) | PEARL RIVER, NY

Premier Medical Facility in a Thriving Rockland County Market



## FULLY LEASED PREMIER MEDICAL OFFICE

## FOR SALE

## CALL FOR DETAILS

### INVESTMENT HIGHLIGHTS

- Two-Story 13,664 SF Medical Office Situated on Approximately One Acre
- Situated in the Heart of Pearl River, New York - A Thriving Rockland County Market
- 60 Parking Spaces
- Built in 2005
- Long-Term Stable Cash Flow
- Stable Historical Occupancy
- Long-Term Lease Income with Established Tenancy
- High Barrier-to-Entry Medical Market
- Limited Supply of Medical Investments

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,294	67,099	220,955
Avg. HH Income	\$170,940	\$178,904	\$159,672

### NEARBY HOSPITALS & HEALTHCARE PROVIDERS



**MONTEFIORE NYACK HOSPITAL** (APPROXIMATELY 8 MILES)  
391-bed acute care hospital offering comprehensive surgical, cardiovascular, orthopedic, oncology, and emergency services.



**GOOD SAMARITAN HOSPITAL** (APPROXIMATELY 10 MILES)  
286-bed regional medical center serving Rockland, Orange, and Bergen Counties with advanced surgical, cancer, cardiovascular, and women's health programs.



**HACKENSACK MERIDIAN HEALTH PASACK VALLEY MEDICAL CENTER** (APPROXIMATELY 4 MILES)  
Full-service community hospital providing emergency care, surgery, imaging, and specialty medical services.



**HIGHLAND MEDICAL**  
One of Rockland County's largest physician networks, offering multi-specialty outpatient care throughout the region.



Numerous independent physician practices, imaging centers, rehabilitation providers, urgent care facilities, and specialty medical offices further **strengthen the area's healthcare ecosystem.**



**ROYAL**  
PROPERTIES

850 Bronx River Road | Bronxville, NY 10708  
www.RoyalPropertiesInc.com

**BROKER  
CONTACT:**

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All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

# MULTI-TENANT MEDICAL OFFICE FOR SALE

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