

FOR SALE

# 357 Route 59

West Nyack, NY 10994

RETAIL

CAR WASH



## PROPERTY INFO

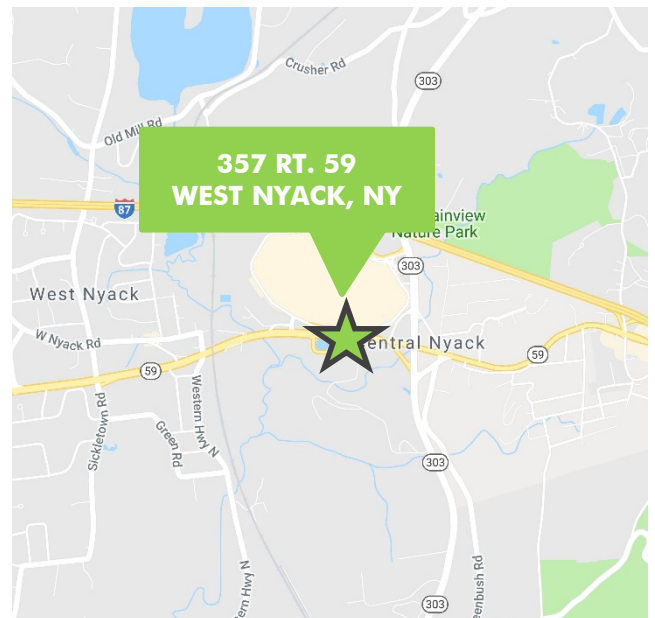
### FEATURES

CBRE, Inc. has been retained as the exclusive agent for the sale of 357 Route 59, West Nyack, NY. The offering consists of a 6,674 sq. ft. car wash on ±1.41 Acres.

- + 136 feet of frontage along Rt. 59
- + Block 1, Lot 58
- + 100% Owner occupied
- + **Real Estate Taxes:** \$64,443.80
- + **Utilities:** Well water
- + **Zoning:** RS- Regional Shopping District

### 2018 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	3,524	50,546	161,401
Households	1,159	18,661	55,547
Median Household Income	\$97,183	\$104,316	\$104,118
Daytime Population	6,940	32,398	80,539





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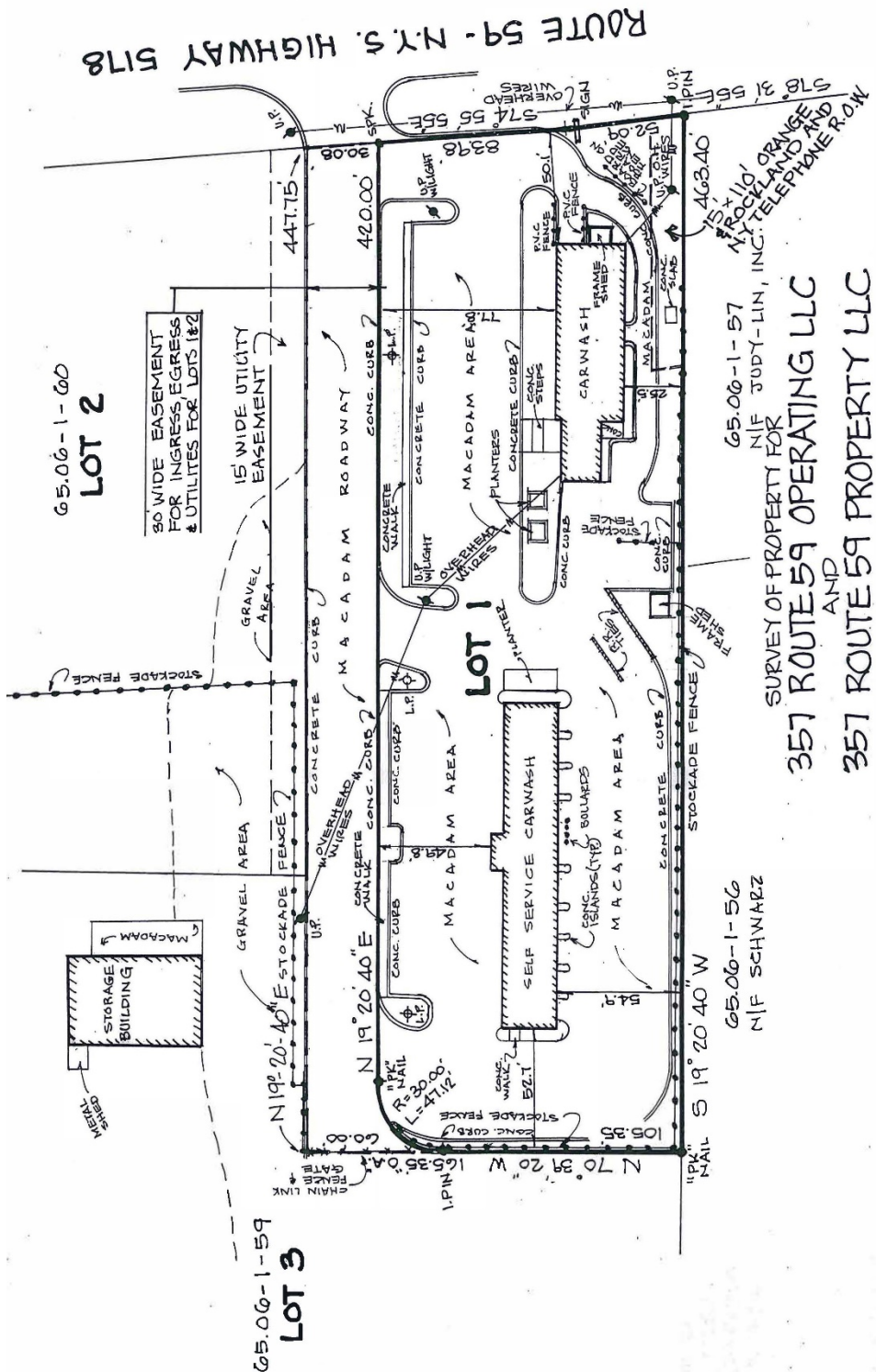


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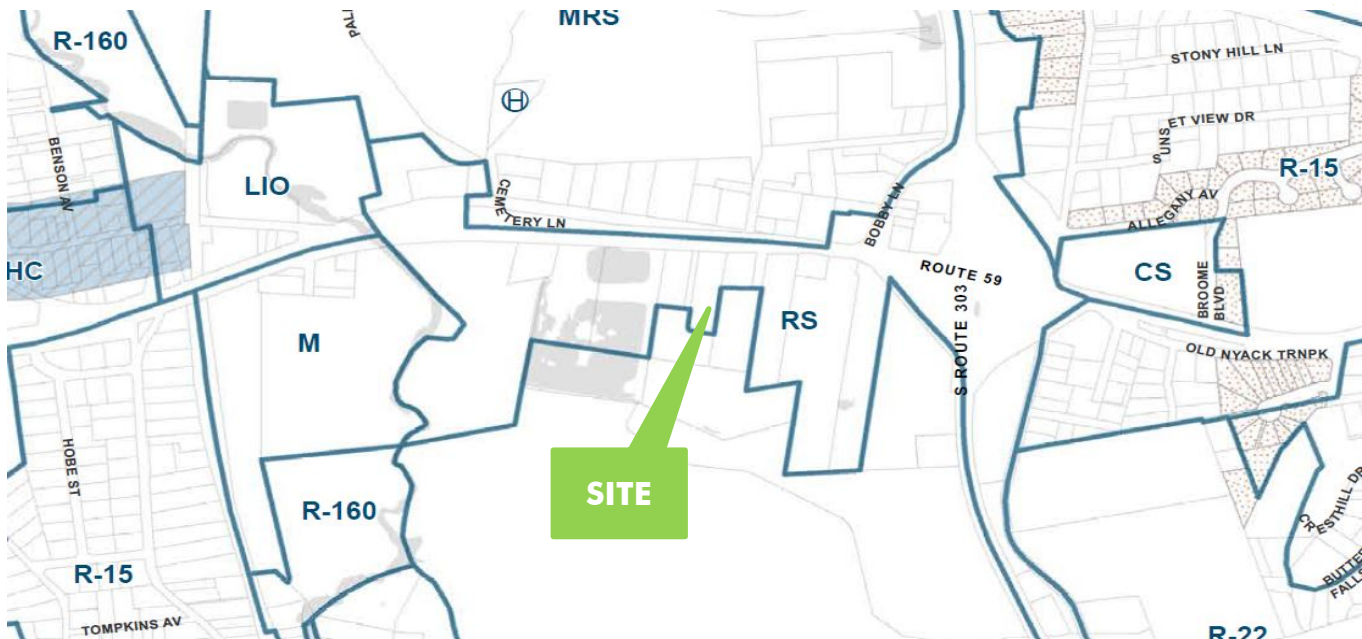
SURVEY



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## PERMITTED USES – RS Zone

1. Churches & similar places of worship
2. Public parks & playgrounds
3. Schools, except nursery schools
4. Fire, police and similar public buildings
5. Offices for professional, governmental and business uses
6. Retail drug, dry goods and variety, food, hardware, stationery and tobacco stores; newsstands; and pickup and delivery stores for dry-cleaning, laundry, launderette, laundromat and shoe repair
7. Other retail stores & 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.
8. Community centers, libraries, museums, art galleries and similar facilities and ambulance stations.
9. 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
10. Animal hospitals
11. Bowling alleys and billiard parlors
12. Commercial recreation establishments, such as dance halls, driving ranges, miniature golf, and skating rinks except that amusement parks, rides and other similar activities are prohibited.
13. Automotive and machinery repair shops and open automobile and trailers sales lots
14. Other retail stores and facilities and services establishments, including frozen-food lockers, and sale of grain, feed, agricultural products, building materials and monuments, and outdoor sales of automobiles.
15. Wholesale sales or storage and warehouses
16. Motels and hotels
17. Pet care services and all facilities and amenities within an enclosed building.



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## CONTACT US

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