

FOR LEASE

3 Spaces Available

109 Main Street, Sparrowbush, NY



475 SF, 540 SF & 607 SF



475± SF to 607± SF - Retail Spaces Available

Property Highlights

First floor available for lease, divided into 3 units with shared bathroom.

- Unit #1: 475 SF
- Unit #2: 607 SF
- Unit #3: 540 SF
- Tenants pay their utilities, heat, snow removal, internet & signage.
- Landlord pays taxes, insurance, water, sewer, trash and lawn maintenance.
- 17± parking spaces
- Easy access with road frontage along Main Street.
- Occupied apartments on second floor & commercial business endcap.

[Unit #1 - iGUIDE 3D Tour](#)

For additional information and lease rate, contact:

JILL VARRICCHIO
Real Estate Salesperson
+1 845 787 1385
jvarricchio@pyramidbrokerage.com

Location / Area Highlights

The hamlet of Sparrowbush borders Orange County's City of Port Jervis and Pennsylvania. Scenic byway is 2,500 feet from the edge of the Delaware River and a tourist destination for outdoor enthusiasts, kayaking, canoeing, rafting, biking, hiking, birding/wildlife, etc.

The area is also an attraction for history buffs particularly for the Port Jervis railroad transportation legacy (aka the Erie Turntable).

356 Meadow Avenue, 2nd Floor
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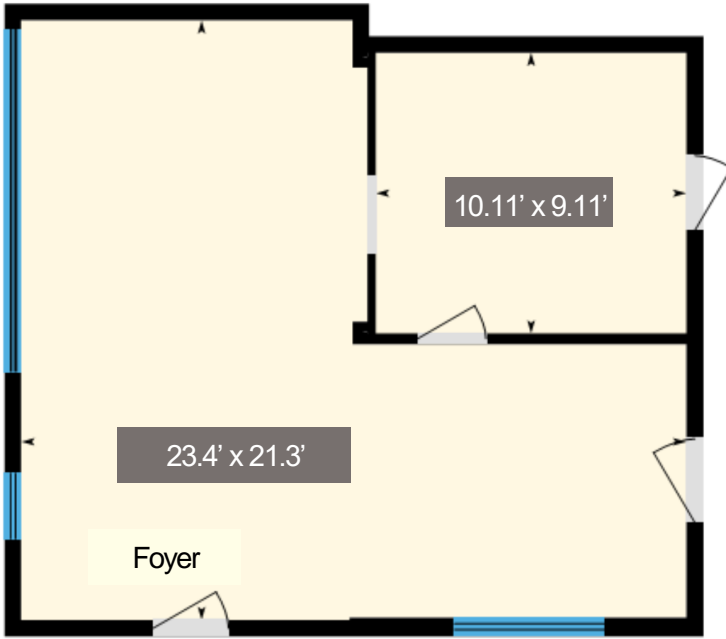
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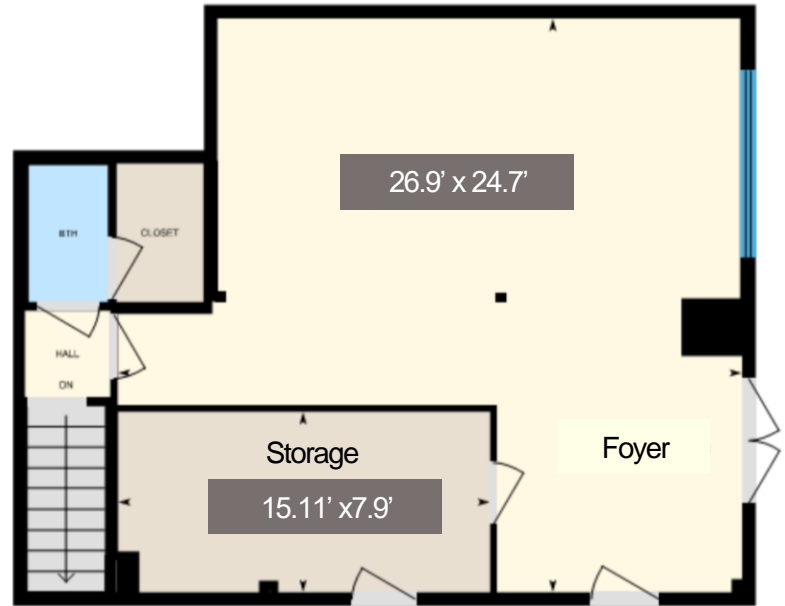


Unit #1 Interior area: 481.95 SF

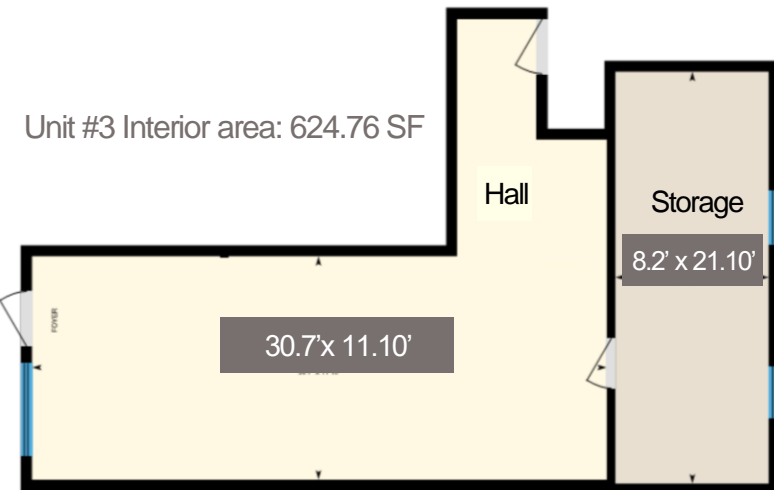


FLOOR PLANS / LAYOUT

Unit #2 Interior area: 701.60 SF



Unit #3 Interior area: 624.76 SF



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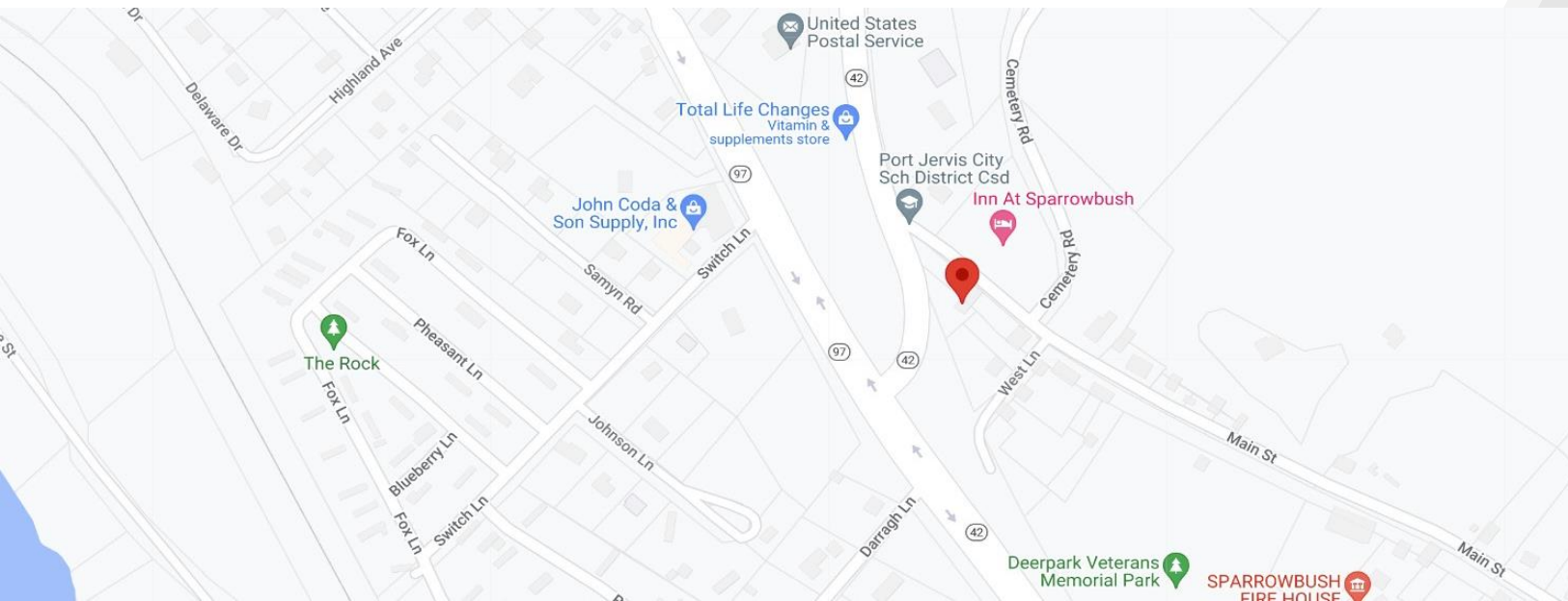
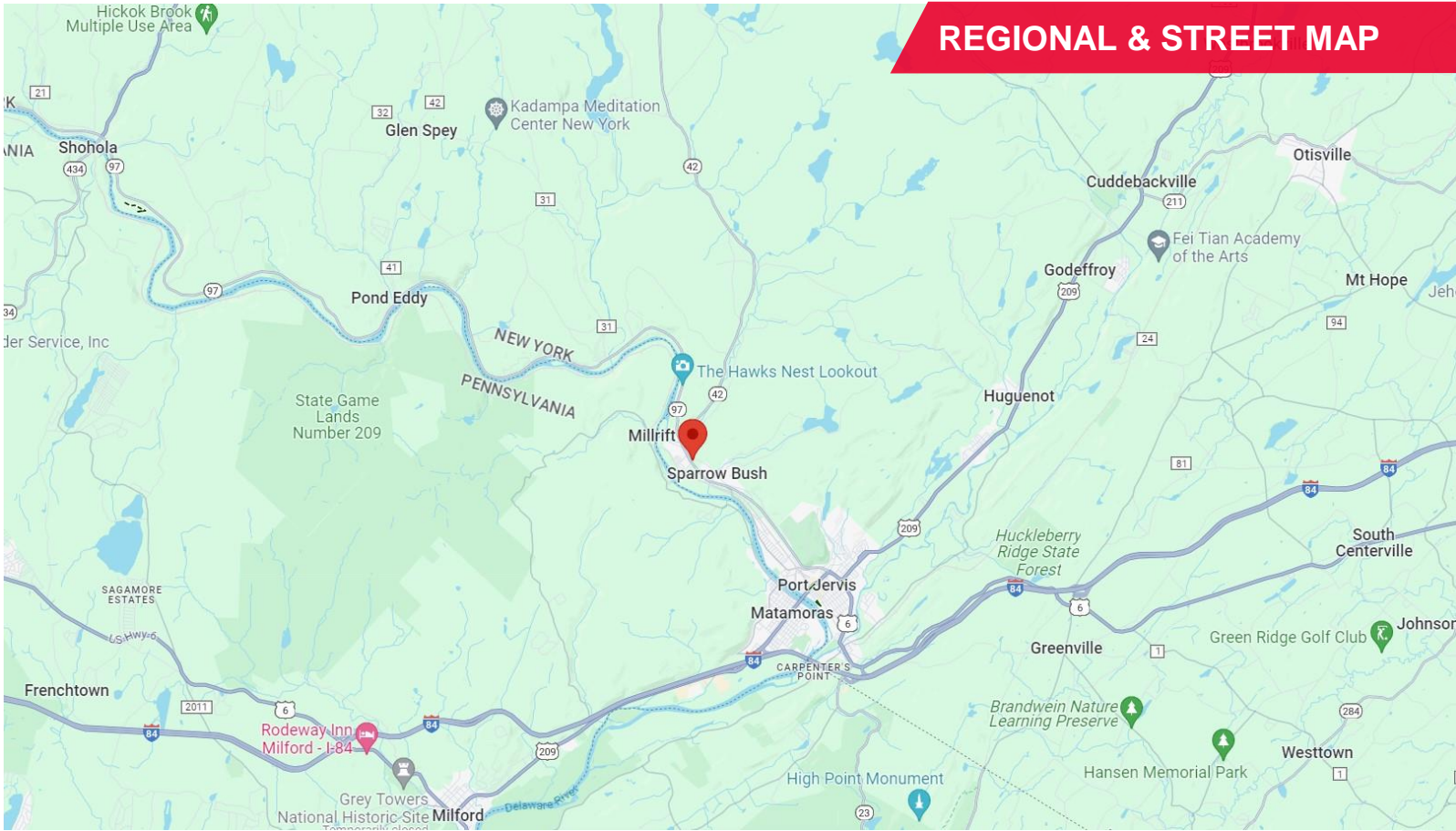
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REGIONAL & STREET MAP



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