

Cross Property Agent Full



MLS#: **6209661** **Active** List Price: **\$1,200.00 Per Month**
 Addr: **21 Front Street**
 PO: **Port Jervis** County: **Orange County**
 City/Town: **Port Jervis** Zip: **12771**
 Village: **None** Hamlet/Loc:

COM Type: **Retail** SubType: **Retail (Other)**
 Tran Type: **Lease** Complex:
 Bldg Size: **12,740** Levels: **3.00** Sqft/Av Spc: **1,060**
 Lot Size: Zoning: **CBD**

Recent: **09/16/2022 : New Listing**

LSC: **New Listing**

Last Ext:

Current Use: **Business, Retail**
 Building Class: Invest Prop?:
 Elevator: Sprinkler:
 Ceiling Height: **12** Grs Lse Area:
 Elec Co: **Orange & Rockland**
 Elevator Type: Floor Num: **1**
 Parking:
 Traffic Count:

Permit Use: **Business, Office, Retail**
 Street Type: # Ttl Units: **1**
 Wkend Svc: # Res Units: **0**
 Yr Blt: **1967** Yr Renovated: **2010**
 Elec Amps: # Bldgs: **1**
 Elec Phase: # Docks:
 Elec Volts: # Dv/Grd Drs:
 Ovrhd Dr Hgt: RE Included:

Tax ID#: **331300-018-000-0002-001.000-0000**
 Tax: Tax Year:
 Cap Rate: Grs Rent Mult:

Assum Mort:
 Assmt: Tot Inc Yr:
 Ann Bus Inc: Tot Exp Yr:
 Ann Rent Inc:

Lease Type: **Modified Gr** Lease Term: **Over 12 Months**
 Min Divis SqFt: **1,200** Max Cont SqFt: **1,200**
 Build to Suit: # Park Spcs:
 Office SqFt: **1,200**

Sublease?:
 NNN Expenses:
 Utils Avail: **Heating, Cooling, Lighting**
 Yrs Lft on Lse:
 Perc Proc Fee:

Amenities:
 Includes:
 Excludes:
 Heat Zones/Type: **1/Forced Air**
 A/C: **Central**
 Garbage:
 Plumbing:
 Construction: **Frame**
 Lot Description: **Corner Lot**
 Location Desc: **First Floor**

Fuel: **Natural Gas**
 Water: **Municipal**
 Sewer: **Municipal**
 Hotwater: **Gas Stand Alone**
 Gas Avail:

Public Remarks

Renovated downtown Port Jervis retail or office space. 1060 sf with private Front St entrance w/display window. Beautiful hardwood floors and designer tile high ceilings. Great retail or professional office space in a great location. Available immediately. Turn-key space for your business or office. Separate utilities. Modified Gross lease, tenant responsible for base rent and utilities only. Previously used as a yoga studio but fully adaptable for your business.

Agent Only Remarks

All information believed to be accurate however buyer's agent should verify all including taxes and square footage. To ask questions to submit an offer please call/email Matthew Gibbs at (845) 551-7292 or mattgibbs@kw.com or Jason McGovern at (914) 760-7331 or jasonmcgovern@kw.com

Show Instr:
 Access for Show: **Combo Lockbox, Use the Showing Assist icon for appointments**
 Improvements: **Very clean space**
 Directions: **21 Front St Port Jervis, NY**

Sentri LB#:

Appt Ph: **(845) 978-8213**
 Owner: **Hope Front Street LLC**
 LA: **(31560) Matthew W. Gibbs**
 LA Email: **mattgibbs@kw.com**

Appt Ph 2: **8456106088**
 REO: **No**
 LA Ph: **(845) 610-6088**

DOM:
 Org Price:
 Mod/Excl: **M3**
 List Dt: **09/16/2022**
 On Market Dt:

LO: **(KWHV03) Keller Williams Hudson Valley**
 CLA: **(39763) Jason L McGovern**
 CLA Email: **jasonmcgovern@kw.com**
 CLO: **(KWHV03) Keller Williams Hudson Valley**

LO Ph: **(845) 610-6065**
 CLA Ph: **(914) 760-7331**

Expire Dt: **03/15/2023**
 Agr Type: **ERS**
 Neg Thru: **Listing Agent**
 \$/SqFt:

SA: **BA: 2%**
 OBD: **TOM Dt:**

CLO Ph: **(845) 610-6065**
 BRA: **0**
 CAN Dt:

OM Date:

