

140 Western Highway, West Nyack, New York 10994



**Last LP:** \$995,000      10/08/2025-04/30/2026      **MLS#:** 25036041  
**Address:** 140 Western Hwy      **Status:** Active  
**Town:** West Nyack      Commercial  
**Block:** 2      **Lot:** 5      **Zip:** 10994  
**County:** Rockland/NY      **County Locale:**  
**Directions:** Corner of Western Hwy and Green Road  
**Original LP:** \$995,000      **LSPID:** 41421      **LBID:** 998  
**DOM:** 0

<b>SqFt for Lease:</b>		<b>SqFt for Sale:</b> 4,304	<b>For Sale/Lease:</b> Sale
<b>Bldg Complex:</b>		<b>Prior Use:</b> Restaurant	<b>Zoned:</b> Com/Com
<b>Style:</b> Office		<b>SubStyle:</b> Other	
<b>Lease Amount:</b>		<b>Office SqFt:</b>	<b>Avail Date:</b>
<b>Office Rent:</b>		<b>Coverage:</b>	<b>Min SF For Lse:</b>
<b>Total Size:</b> 4,304		<b>Lot Size (Acres):</b> 0.69	<b>Lease Type:</b>
<b>Unit of Measure:</b>		<b>Contiguous Lnd:</b> No	<b>Lease Term:</b>
<b>Land Assess:</b>		<b># Floors:</b>	<b>Tenancy Type:</b>
<b>Bldg Assess:</b>		<b># Cranes:</b>	<b>Liquor License:</b> No
<b>Taxes:</b> \$0			<b>Expandable:</b> Yes
<b>Mortgage Info:</b>			<b>Free Standing:</b> Yes
<b>Construction:</b>			

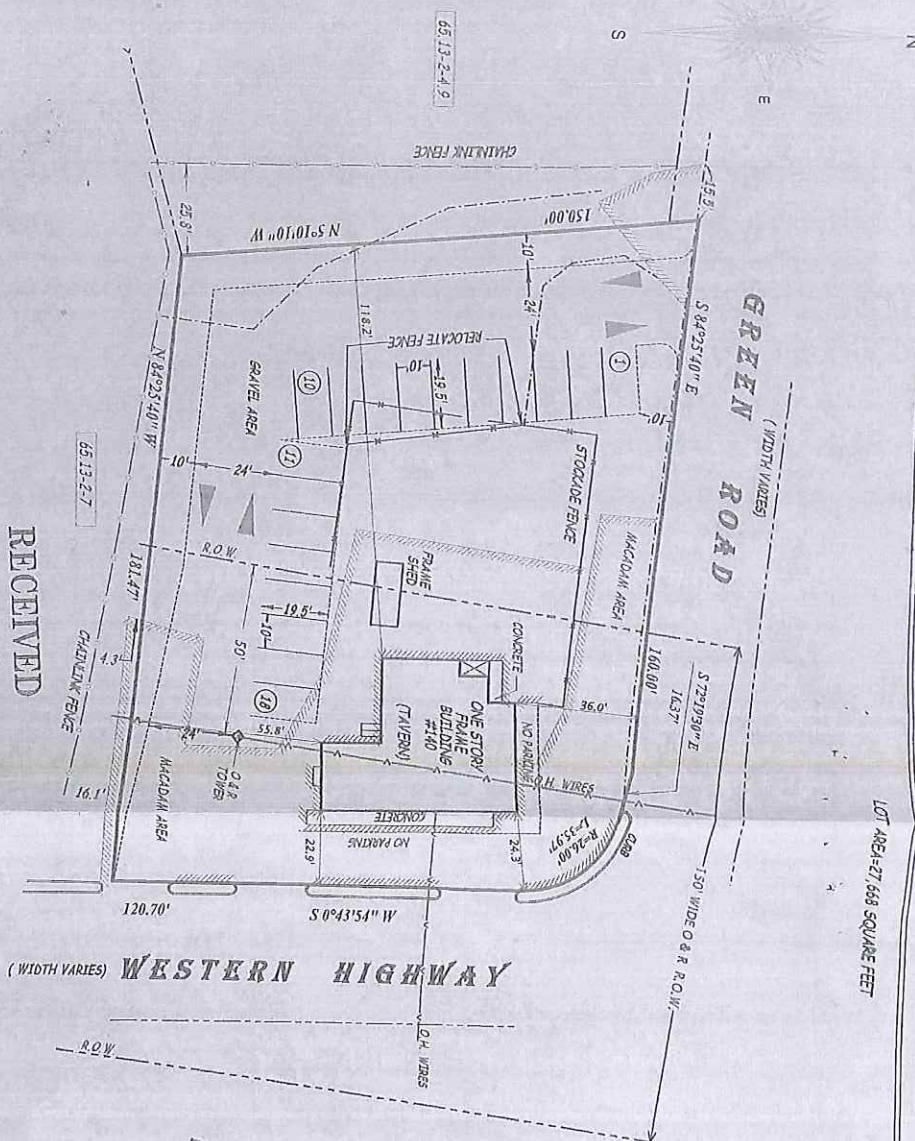
<b>Floor/Unit Desc:</b>		<b>Alarm:</b>
<b>Flooring Const:</b>		<b># Parking Sp:</b>
<b>Road Front:</b>		<b>NonGar Park Sp:</b>
<b>Floor Load:</b>		<b>Additional Park:</b>
<b>Building Front:</b>		<b>Floor Drains:</b> No
<b>Windows:</b>		<b># Elevators:</b>
<b>Restrictions:</b>		<b>Elevator Cap:</b>
<b>Year Built</b>		<b>Cooking:</b> Yes
<b>Rail Access:</b> No	<b>Sprinklers:</b> No	<b>Refrigeration:</b> No
<b>Transportation:</b>	<b>Column Spacing:</b>	<b>Drive-Ins:</b>
<b>Location:</b>	<b>Ceiling Height:</b> 9.00	<b>Tailgate Docks:</b>
<b>Dept Env Prot St:</b>	<b>Roof:</b>	

**Waterfront:** None  
**Flood Plain:** None  
**Rent Includes:** None  
**Ownership:** Corporate  
**Utilities:** Separate Electric, Separate Gas, Separate Heat, Separate Water  
**Possession:** 61-90  
**Heating:** Gas, Hot Air  
**Cooling:** Window Unit(s)

Chrch Property for Sale with 0.69 acres of land and 4,304 sqft of building, 84 people of occupancy, ample parking space, furniture's and all equipment's for sale also, etc.

**Showing Begins On:** 10/08/2025      [Schedule a Showing](#)  
**Showing Instructions:** Text Listing Agent for Confirmed Appointment  
**Showing Information:** Please drive by the property first. Needs to 48 hours in advance notice if serious interested. Must be accompany by L/A Sam at 201-403-1777  
**Agent Remarks:** Please drive by the property first. Needs to 48 hours in advance notice if serious interested. Must be accompany by L/A Sam at 201-403-1777

<b>Owner Name:</b> Han Shin Baptist Church Of Ny	<b>Owner Phone:</b> 2014031777
<b>Owner Address:</b>	<b>Lead Paint Discl:</b>
<b>Listing Office:</b> <u>RE/MAX Fortune Properties (998)</u>	<b>Listing Office Ph:</b> 201-816-8889
<b>Listing Agent 1:</b> <u>Shin Chung (41421)</u>	<b>Listing Agent 1 Ph:</b> 201-403-1777
<b>Agency Disclosure:</b>	<b>Exceptions:</b> No



CRITERIA TO HAN SHIN BAPTIST CHURCH OF N.Y.  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

NOV 13 2003  
 OFFICE OF THE BUILDING INSPECTOR  
 TOWN OF CLARKSTOWN

RECEIVED

LOT AREA=27,688 SQUARE FEET

NOTE:  
 IT IS A VIOLATION OF THE STATE EDUCATION LAW  
 FOR ANY PERSON, UNLESS ACTING UNDER THE  
 DIRECTION OF A LICENSED LAND SURVEYOR, TO  
 ONLY CORNER OF THIS SURVEY MARKED WITH THE  
 LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL  
 EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE  
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND  
 PURPOSE INDICATED HEREON. ANY EXTENSION OR  
 BETWEEN THE CORNER OF THIS SURVEY ARE TO  
 THIS SURVEY AND IS SUBJECT TO AN ACCURATE  
 BASIS OF COURTESY OF TITLE  
 AND OF COURSE OF LAW OR BELOW THE  
 NOT THESE ARE NOT SHOWN.

**JOB COPY**  
 BUILDING INSPECTOR  
 TOWN OF CLARKSTOWN

TAX MAP DESIGNATION: 65-15-9-5  
 PROPOSED PARKING FOR  
 Han Shin Baptist Church of N.Y.

TOWN OF CLARKSTOWN, ROCKLAND COUNTY  
 WEST NYACK NEW YORK  
 SEPTEMBER 30, 2003 SCALE: 1" = 30'  
 ANTHONY R. CELENTANO P.L.S.  
 31 ROSMAN ROAD  
 THIELS, N.Y. 10984  
 845 429 5290 FAX 429 5974

*Anthony R. Celentano* LIC#49435

NO CHANGE OF EGRESS, USE AND OCCUPANCY

PLOT PLAN

NOT TO SCALE

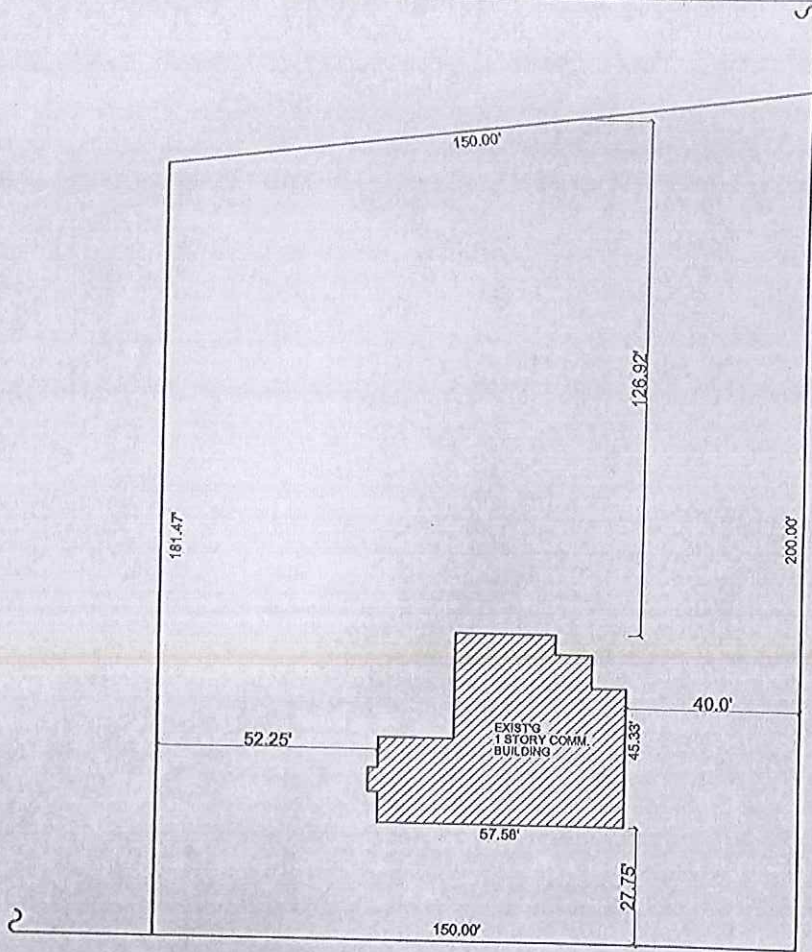


WORK AREA : FIRST FLOOR

BUILDING : EXIST'G 1 STORY COMM. BLDG

BLOCK : 2 LOT : 5

SECTION : 65.013



WESTERN PKWY

GREEN RD

**JOB COPY**  
**BUILDING INSPECTOR**  
TOWN OF CLARKSTOWN

These Plans Approved subject to complete compliance with all the Requirements of the State Building Construction Code and subject to inspection at different stages of construction.

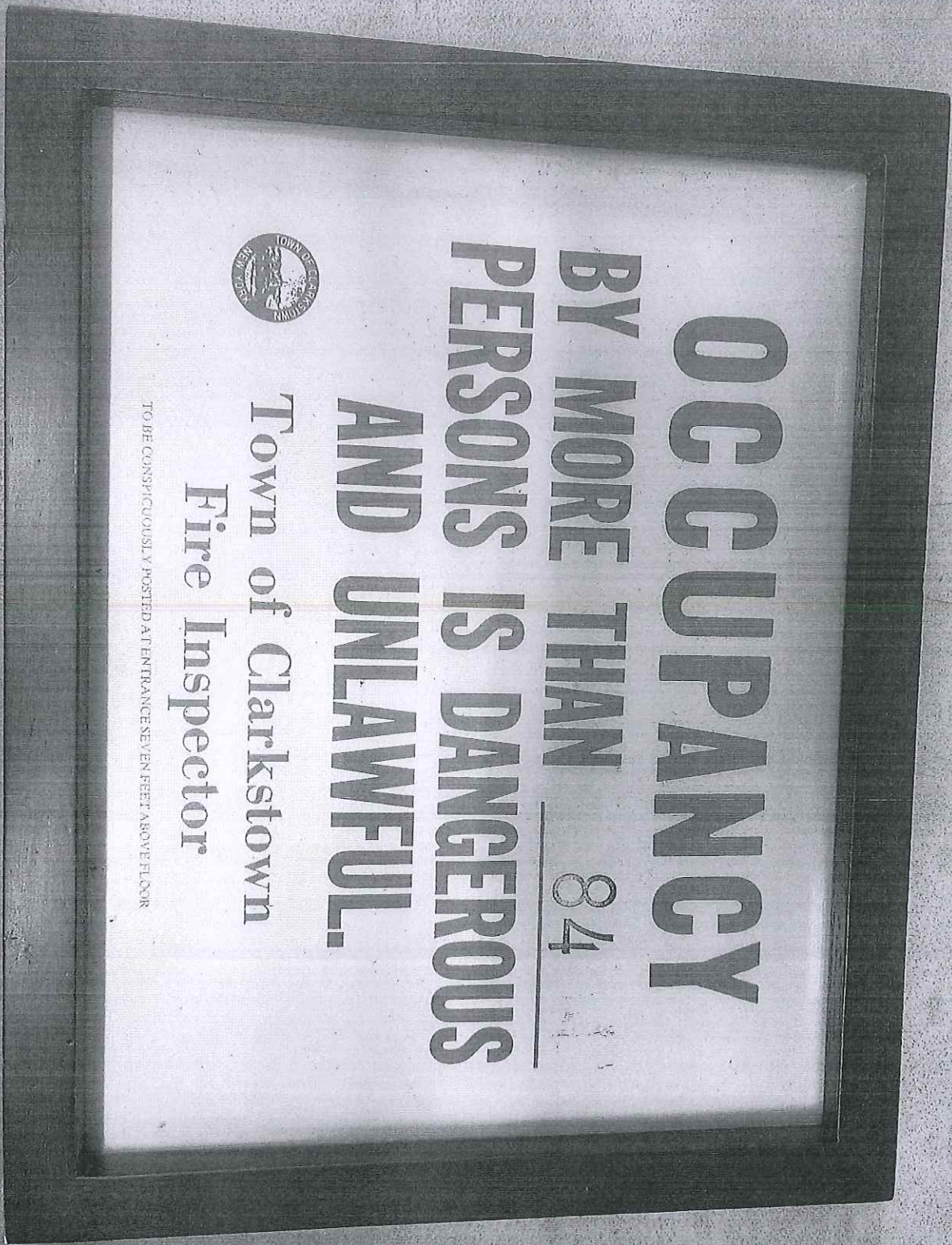
Plans examined by Cml on 11/20 20 03

Building Permit No. 03-1785

Name of Owner Has Shin Baptist Church

Date 11/20 20 03

Per Charles Mauer  
Building Inspector



**OCCUPANCY**

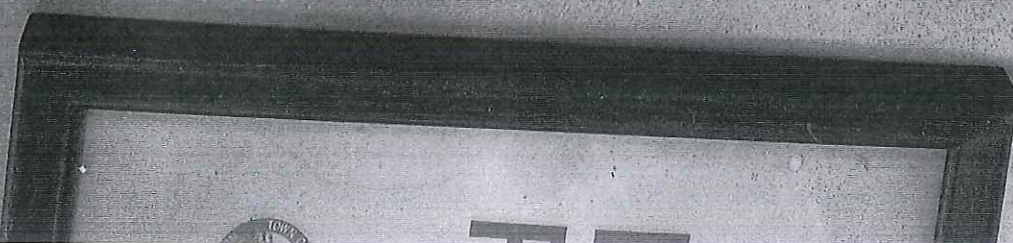
**BY MORE THAN 84**

**PERSONS IS DANGEROUS  
AND UNLAWFUL.**



**Town of Clarkstown  
Fire Inspector**

TO BE CONSPICUOUSLY POSTED AT ENTRANCE SEVEN FEET ABOVE FLOOR



140 Western Highway, West Nyack, NY 10994-2633, Rockland/NY County

**Owner Information**

Owner Name:	Han Shin Baptist Church Of Ny	Mailing Address:	140 Western Hwy
Mailing Address City & State:	West Nyack Ny	Mailing Zip:	10994
Mailing Address ZIP + 4 Code:	2633	Owner Occupied:	Yes
Carrier Route:	C002		

**Location Information**

School District:	Clarkstown	School District Name:	Clarkstown
Neighborhood Code:	SUBURBAN	Census Tract:	011200
Zoning:	R4	Old Map:	65.13
Zip Code:	10994	Property Zip4:	2633
Carrier Route:	C002	New Map:	20-065-013

**Tax Information**

APN:	392089-065-013-0002-005-000-000	Alt. APN:	392089.065.013-0002-005.000,
Parcel ID:	39208906501300020050000000	Tax Area:	392089
Tax Appraisal District:	2089	% Improved:	50
Tax Year associated with Net Tax:	2024	Current Year Net Tax Amount:	\$696
Block #:	2	Lot #:	5
Legal Description:	88-B-9		

**Assessment & Taxes**

Assessment Year	2024	2023	2022
Market Value - Total	\$348,578	\$348,578	\$312,754
Assessed Value - Land	\$42,700	\$42,700	\$42,700
Assessed Value - Improved	\$41,900	\$41,900	\$41,900
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Assessed Value - Total	\$84,600	\$84,600	\$84,600
Tax Year	2024	2023	2022
Total Tax	\$695.89	\$668.35	\$650.47
Change (\$)	\$28	\$18	
Change (%)	4%	3%	

**Characteristics**

State Use:	Religious	Universal Land Use:	Religious
Lots Acres:	0.690	Lot Area:	30,056.000
Number of Buildings:	1	Building Type:	Type Unknown
Building Sq Ft:	4,304	Building Condition:	Average
Electric Service Type:	TYPE UNKNOWN	Water:	COMMERCIAL
Sewer Type:	Commercial	Number of Porches:	1
Porch:	Covered Porch	Primary Porch Sq Ft:	100
Parking Size Sq Ft:	0	Road Type:	Improved
Zoning:	R4		

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
FORMULA PASTE ERROR	FORMULA PASTE ERROR	FORMULA PASTE ERROR	FORMULA PASTE ERROR	FORMULA PASTE ERROR	FORMULA PASTE ERROR	FORMULA PASTE ERROR

Building Description	Building Size
Z98	2,152
C06	2,152