



24-26 LIBERTY SQUARE MALL

STONY POINT, NY 10980

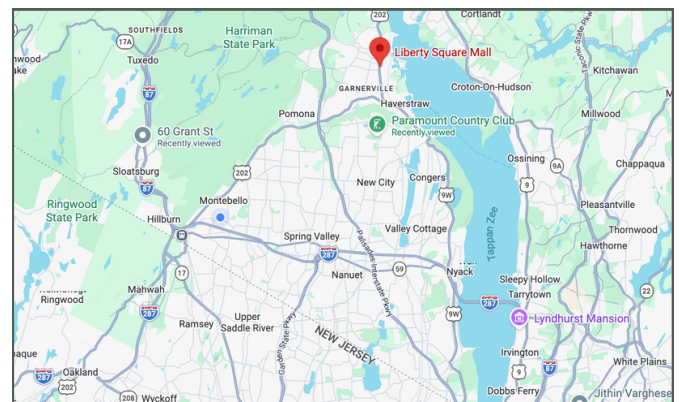
OFFICE FOR SALE:

\$875,000

Position your business or investment portfolio within one of Stony Point's most established professional complexes. This unique offering combines three office condominiums being sold as one expansive suite, while still offering the flexibility to easily demise into approximately 1,200 square foot units ideal for future resale, leasing, or phased owner occupancy. Strategically located along North Liberty Drive (Route 202 / 9W), one of the area's busiest commercial corridors with a daily traffic count of approximately 13,946 vehicles, the property delivers exceptional visibility enhanced by prominent pylon signage. Multiple access points three front entrances and three rear entrances - provide operational convenience for multi-tenant use, medical practices, or high-volume professional services. The existing layout is highly functional and thoughtfully designed, featuring a large welcoming waiting room, expansive reception area, twelve private offices, a dedicated nursing station, spacious bullpen work area, large break room, and two bathrooms — supporting a wide range of office or medical uses. Parking is a significant asset, with 26 standard spaces plus 4 handicap-accessible spaces located in the attached lot, ensuring ease of access for staff and clients alike. The property is currently income producing, with existing leases in place through March 31, 2027. Tenants may be open to earlier vacancy, presenting both immediate investment stability and potential owner-user opportunity. This is a rare chance to acquire scale, flexibility, and visibility in a proven professional location.

PROPERTY FEATURES

Building Size: 3,600 SF
divisible to (3) 1,200SF
Building Type: Commercial Condo
Zoning: BU - Business District
Parking: 26 Standard
4 Handicap-accessible
Lot Size: .45 AC
Utilities: Separately Metered
Traffic Count: 13,351 (US9W / RT 202)



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see more information at:
tours.hometourvision.com/2788592.
all information deemed reliable but
not guaranteed

FLOOR PLANS

CURRENT CONFIGURATION



ARTIST RENDERINGS

A



B



C



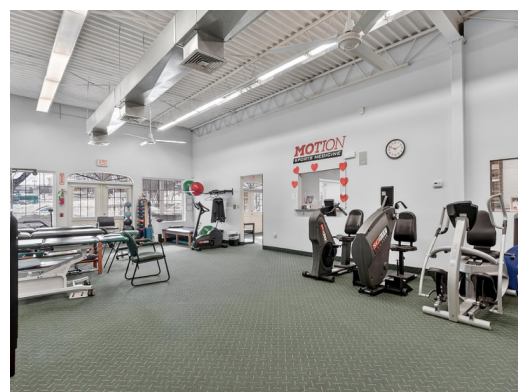
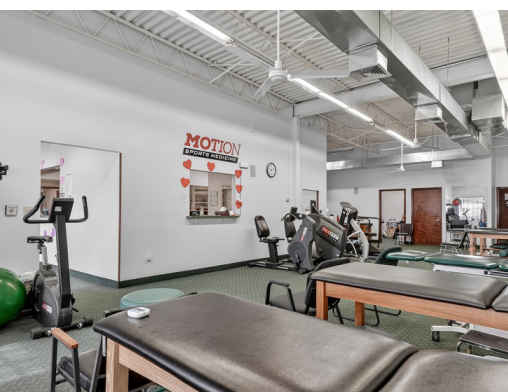


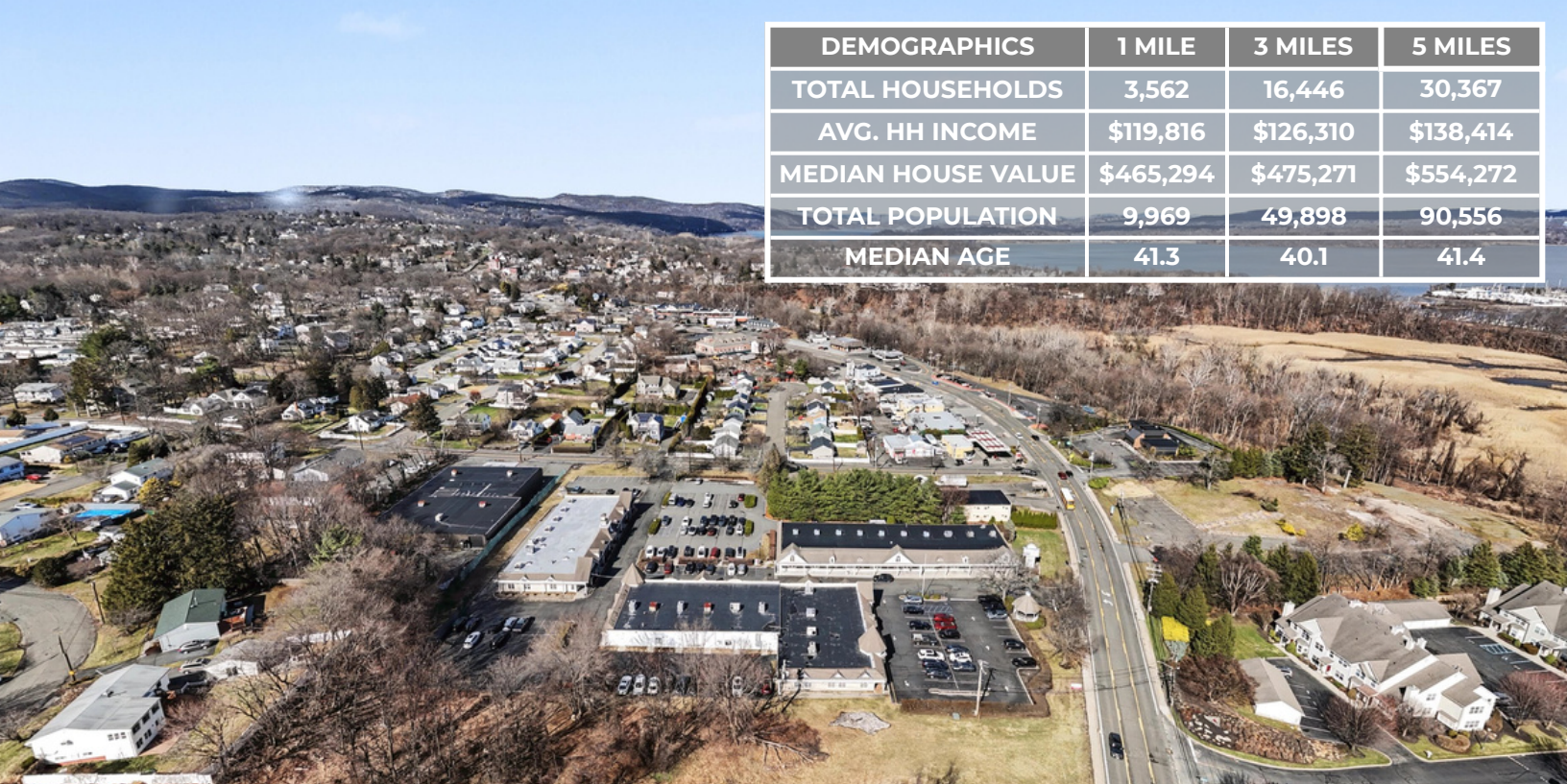


CURRENT COMPLEX TENANTS

- | | | |
|---|--|--------------------------------|
| 1 - Mid County Pulmonary Associates | 10 - Bon Secours Medical Group / Ramapo Valley Surgical Assoc. | 19 - Spinak Medical Eye Center |
| 2 - Labcorp Medical Lab | 11 - Family Dentistry | 20 - Dr. Marie M. Sabatini |
| 3 - Joe Vitiello - State Farm Insurance Agent | 12 - Bon Secours Medical / Cardiology Consultants of Rockland | 22 - Allstate Insurance |
| 6 - Crystal Run Healthcare, Emerald Medicare | 14 - PT Thomas Inc. Accounting & Tax Services | 23 - The Back 9 Barber Shop |
| 7 - Peter Costa, DPM | 17 - Dr. Irma A. Bello, DDS | 27 - Rafaelina M. Acosta, LCSW |
| 9 - Neena Grewal, MD | 18 - SecretBerry Spa | |







DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,562	16,446	30,367
AVG. HH INCOME	\$119,816	\$126,310	\$138,414
MEDIAN HOUSE VALUE	\$465,294	\$475,271	\$554,272
TOTAL POPULATION	9,969	49,898	90,556
MEDIAN AGE	41.3	40.1	41.4

