



3 Grandview Avenue  
 Nanuet, NY 10954  
 For Sale: \$849,900

Type:	Single Family
MLS#:	979125
Square Footage:	2,004
Taxes:	\$16,241
Year Built:	1950

Nanuet, NY – SWEET SPOT IN NANUET WITH THE BEST OF ALL WORLDS! Looking for a comfortable, highly visible, convenient place for your business? This choice location is just off Route 59, across from the South/East entrance to the NYS Thruway and within the commercial hub of Rockland County, offering great exposure, convenience, easy access and a lovely setting! The occupancy is currently non-conforming mixed use, including an established retail space (Merle Norman Cosmetics), a small salon area (part of the Merle Norman business), a residential apartment and a recently refinished room that's an extra room/storage area. There's a powder room within the cosmetic studio and two additional full bathrooms. The use has been non-conforming mixed use for over 40 years with the cosmetic business and residential apartment. The driveway and front lot accommodate parking for approx. 7 cars. The building has been incredibly well-maintained over the years with current updates including a new roof 2023, new hot water heater 2025 and freshly painted interior 2020 (all dates are approximate). It's a great spot for professional offices, too! RARE OPPORTUNITY! DON'T MISS!

### Listing Details

Asking Price: \$849,900	Taxes: \$16,241	Status: Active
Type: Single Family	MLS ID: 979125	Last Update: 4/21/2026
Added: 12 Day(s) Ago		

### Property Details

Address: 3 Grandview Avenue	City: Nanuet	State: NY
Zip: 10954	County: Rockland	Square Footage: 2,004
Total Bathrooms: 0	Basement: Crawl Space	Siding: Frame
Year Built: 1950		

### Location Details

Lot Size: 0.13 Acres	Lot Description: Back Yard, Level, Near	Driveway: Driveway
Water Front: No	Water Access: No	

### Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall/Window Unit(s)		

### Broker Details

Keller Williams Hudson Valley	Stephanie Ferrante-Hirsch
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