

FOR SALE

195 ROUTE 17 SOUTH

ROCHELLE PARK, NJ



5,300 ± SQ. FT. OFFICE/RETAIL BUILDING

CONTACT EXCLUSIVE BROKER

ALEX ROSENBERG

Mobile (551) 427-8835

arosenberg@teamresourcesinc.com

DAVID CANTOR

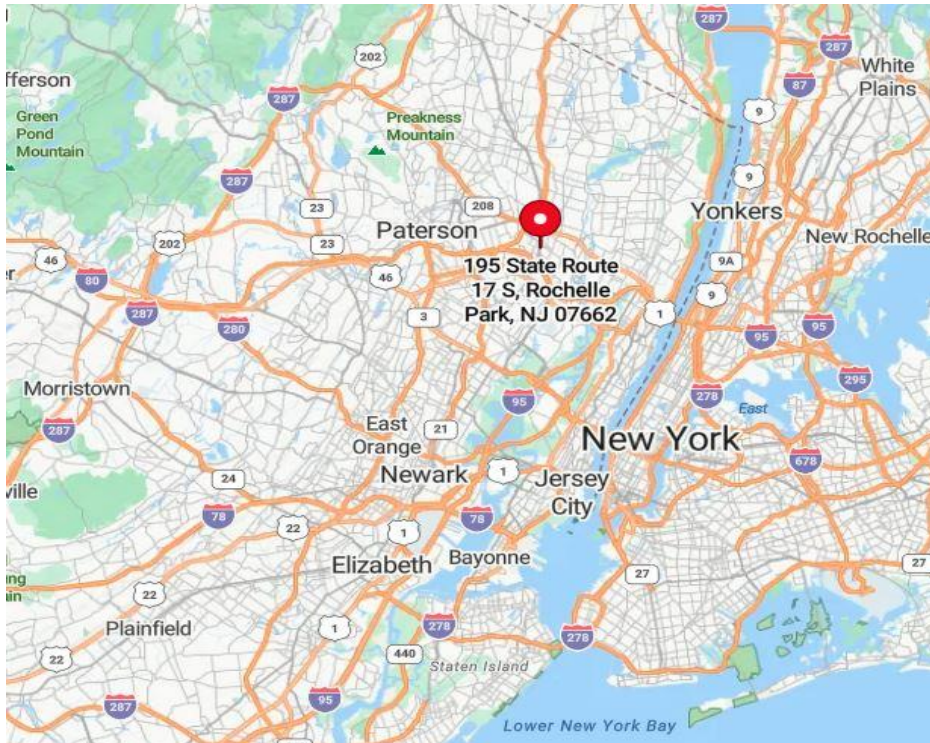
Mobile (201) 314-2495

dcantor@teamresourcesinc.com



195 ROUTE 17 SOUTH // ROCHELLE PARK, NJ

Team Resources, as exclusive agent, is pleased to present this 5,300 +/- sf office/retail property on major highway with high visibility from I-95 for sale.. Ideal for office & retail usage.

**Property Description**

Building Size: 5,300 +/- sq. ft.

Parking: 23 cars

Sale Price: Upon Request

Estimated Taxes (2023) \$18,179.00

Overview: We're pleased to offer this 5,300 s.f. free-standing office building for sale with a location on the highway and in close proximity to I-80, Route 46 and Garden State Pky. The building comes with a fully equipped office set-up and has a new roof & HVAC. Estimated 2023 operating expenses were \$22,943.

Building available Turnkey with all furniture in place.

PROXIMITY TO KEY LOCATIONS

NJ Turnpike	6 +/- miles	Lincoln Tunnel	14 +/- miles
GW Bridge	9 +/- miles	Port Newark	19 +/- miles

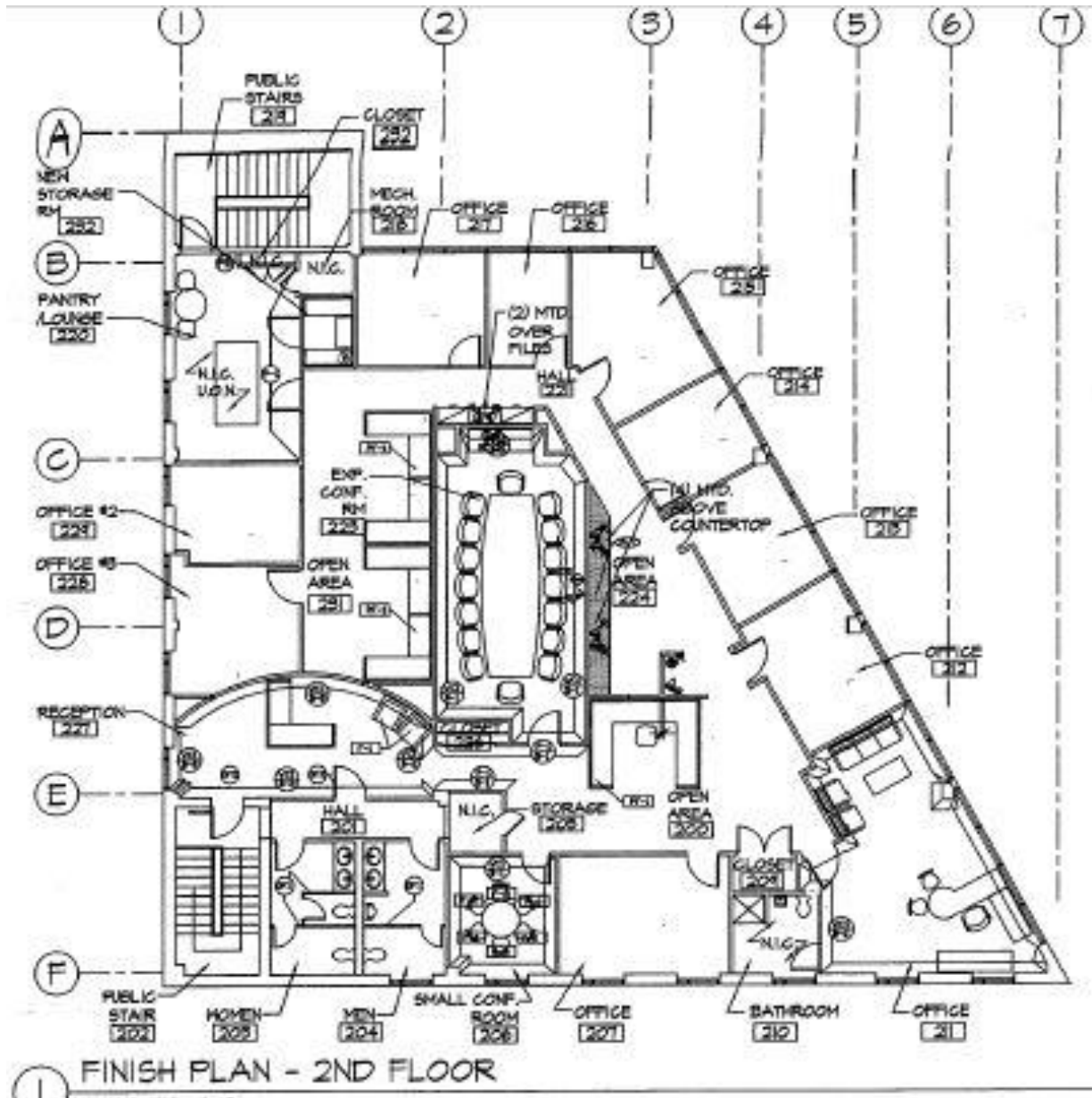
ALEX ROSENBERG

Mobile (551) 427-8835
arosenberg@teamresourcesinc.com

DAVID CANTOR

Mobile (201) 314-2495
dcantor@teamresourcesinc.com





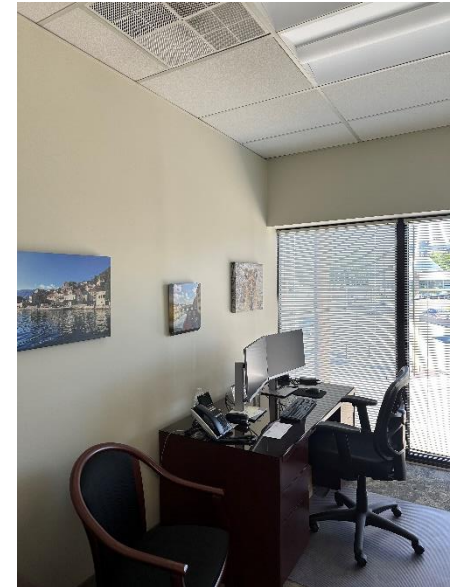
ALEX ROSENBERG

Mobile (551) 427-8835
 arosenberg@teamresourcesinc.com

DAVID CANTOR

Mobile (201) 314-2495
 dcantor@teamresourcesinc.com





ALEX ROSENBERG

Mobile (551) 427-8835

arosenberg@teamresourcesinc.com

DAVID CANTOR

Mobile (201) 314-2495

dcantor@teamresourcesinc.com

