

FOR SALE

Back on
the
Market!

195 ROUTE 17 SOUTH

ROCHELLE PARK, NJ



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

CONTACT EXCLUSIVE BROKER

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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. This building comes with a fully equipped office set-up. 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

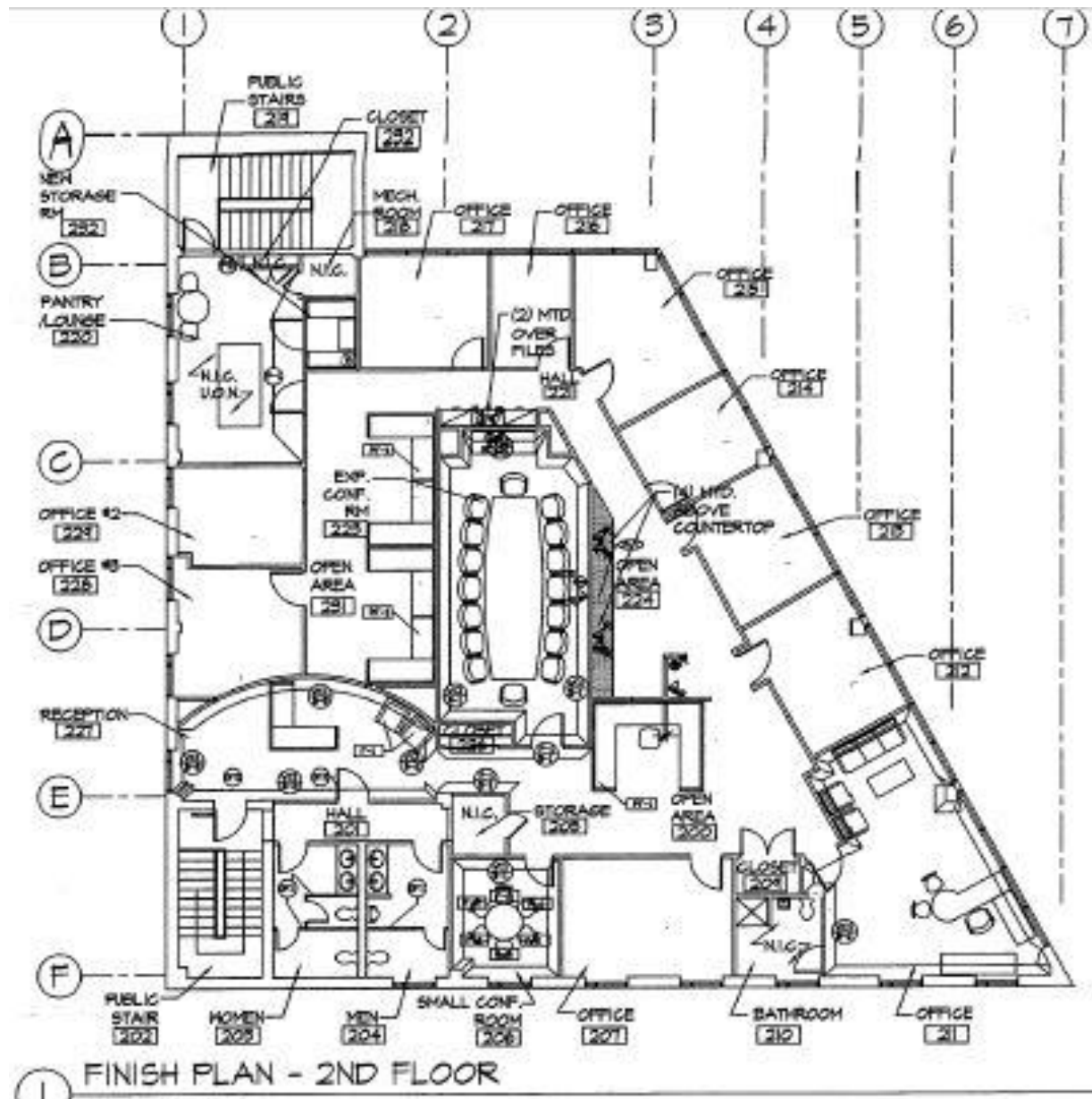
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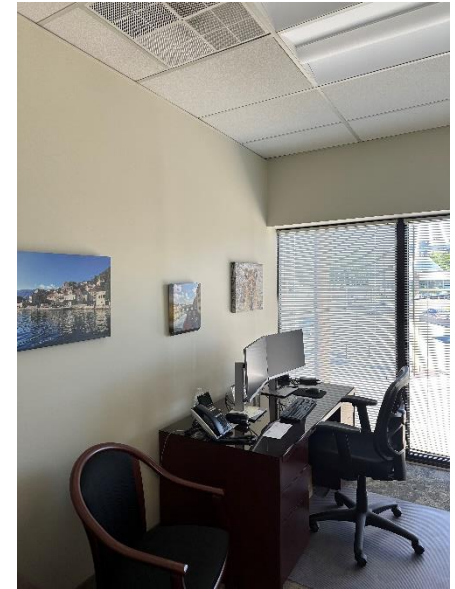
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