

FOR SALE | 23,812 SF OFFICE BUILDING PROPERTY

FOR SALE

64 MOUNTAIN VIEW BLVD
WAYNE, NJ 07470



CONTACT EXCLUSIVE BROKER:

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TEAM RESOURCES
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EXECUTIVE SUMMARY

Team Resources, Inc. is pleased to present the opportunity to acquire **64 Mountain View Boulevard, Wayne, New Jersey**, a $\pm 23,812$ square foot, **three-story office** property strategically situated on approximately **2.79 acres** in one of Passaic County's most established commercial corridors.

The property combines a substantial land component with exceptional parking, offering approximately **111 surface parking spaces**, and a highly accessible location immediately off the Route 23 corridor.

Originally constructed as a school and subsequently converted for corporate office use, the property offers a flexible physical configuration capable of accommodating a variety of professional, corporate, medical, educational and other potential uses, subject to municipal approvals.

The property's combination of **building size, 2.79-acre site, parking capacity, visibility and regional highway accessibility** creates a compelling opportunity for an owner/user seeking a headquarters location, an investor seeking to reposition or re-tenant the asset, or a purchaser evaluating the site's longer-term redevelopment potential.

Located near the signalized intersection of Mountain View Boulevard and Parish Drive, the property benefits from convenient access to Route 23 and the greater Wayne commercial market while remaining within walking distance of the Mountain View-Wayne NJ Transit rail station.

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PROPERTY SUMMARY

Property Description

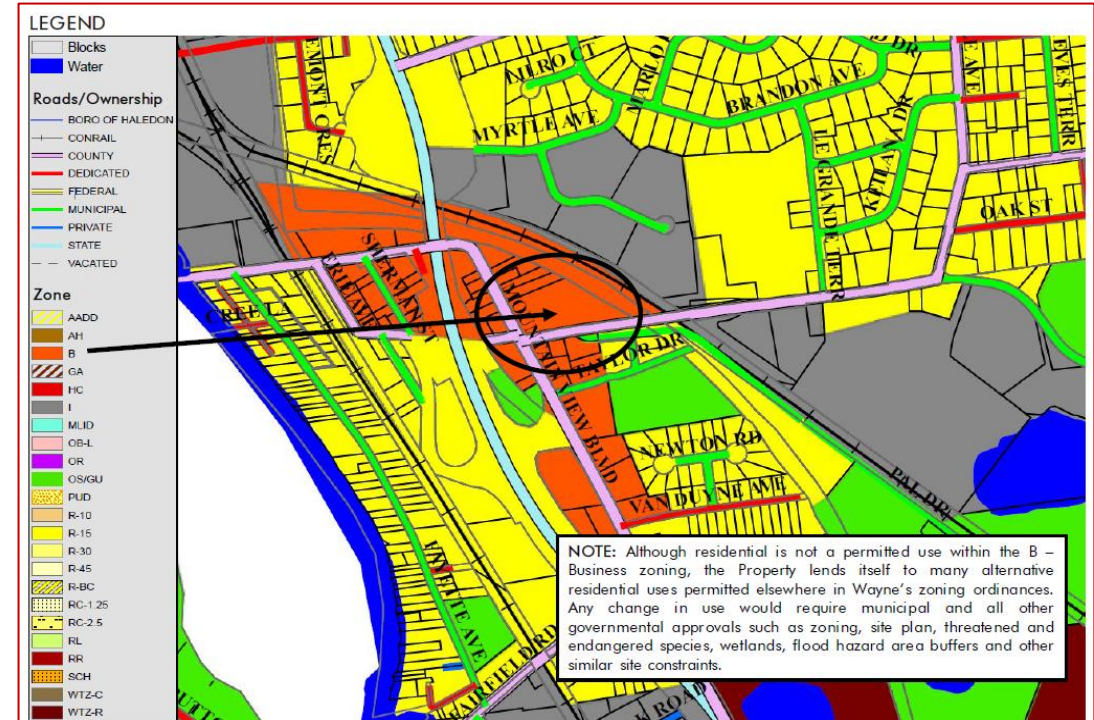
Building Size:	23,812 +/- sq. ft.
Acreage:	2.79 Acres
Stories:	3 stories with 1 elevator
Power:	2,500 - 3,000a/277 - 480v Heavy
Sprinklers:	Wet
Parking:	111 surface spaces
Zoning:	B (Business)
Sale Price:	Upon request

§ 13443.1. Permitted uses.

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this ordinance. In addition to those uses listed in § 13429 and § 13431, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following: [Amended 3-6-2013 by Ord. No. 4-2013]

- A. Retail establishments and restaurants [Amended 2-15-2012 by Ord. No. 6-2012]
- B. Retail services
- C. Professional offices
- D. Studios for martial arts instruction
- E. Photography studios
- F. Studios for dance instruction
- G. Adult day care
- H. Automobile service stations and automotive repair centers
- I. Municipal uses
- J. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which it is accessory
- K. Indoor Amusement and Indoor Recreation (Ord. No. 252015 § 2)

ZONING MAP

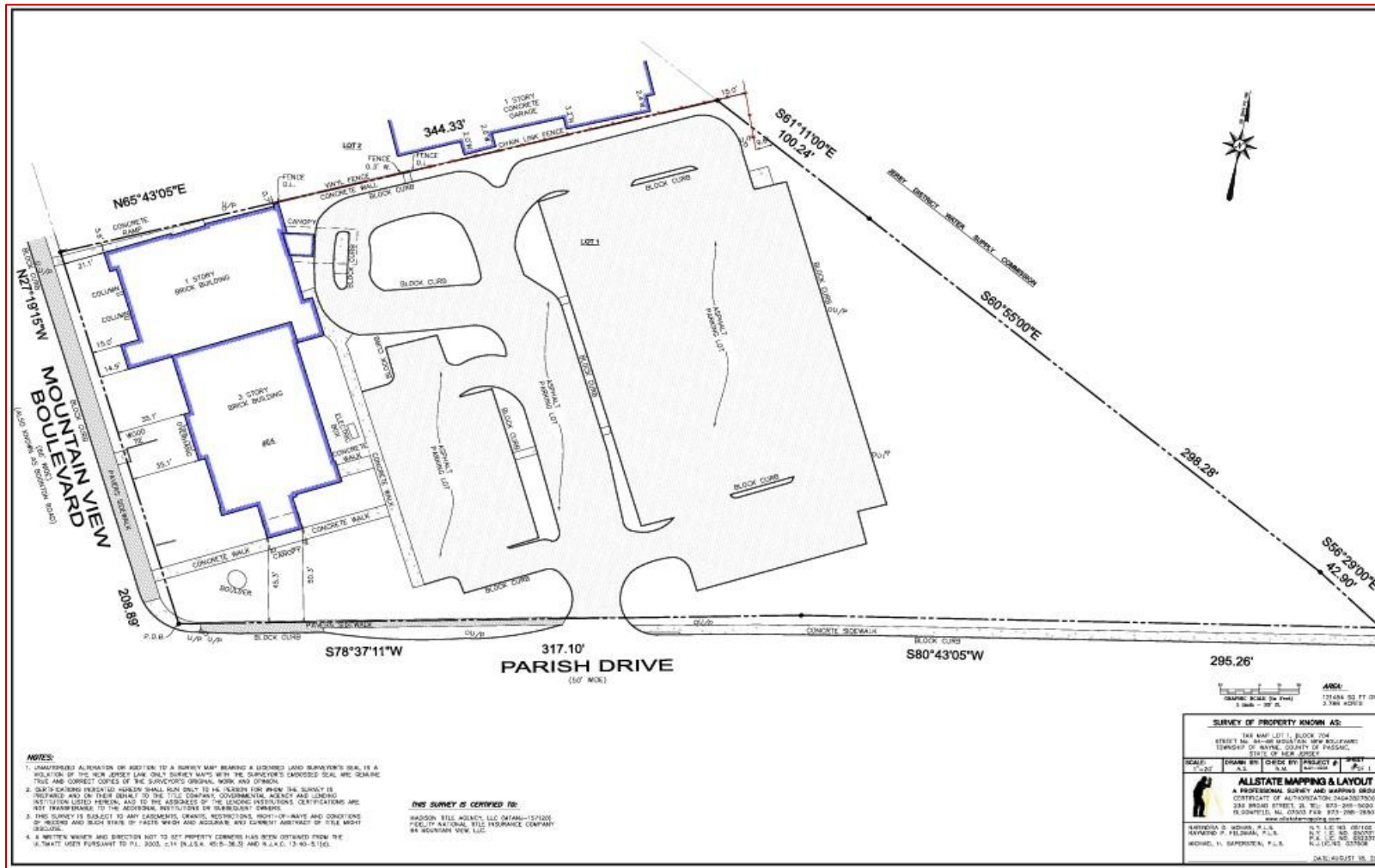


§ 13443.2. Prohibited uses. (Ord. No. 252015 § 3)

- A. Dog day care
- B. Kennels
- C. Bars, taverns, nightclubs
- D. Motels and hotels [Amended 10-17-2012 by Ord. No. 48-2012]
- E. Rental or sales of large equipment
- F. Self-storage facilities
- G. New and used car dealers [Amended 2-15-2012 by Ord. No. 6-2012]
- H. Adult bookstores, adult entertainment uses and adult novelty shops
- I. Lumber yards
- J. Brick paver yards
- K. RV storage centers
- L. Tattoo parlors
- M. Places of worship
- N. Trailers and containers except as otherwise may be temporarily allowed pursuant to the codes of the Township of Wayne

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SURVEY



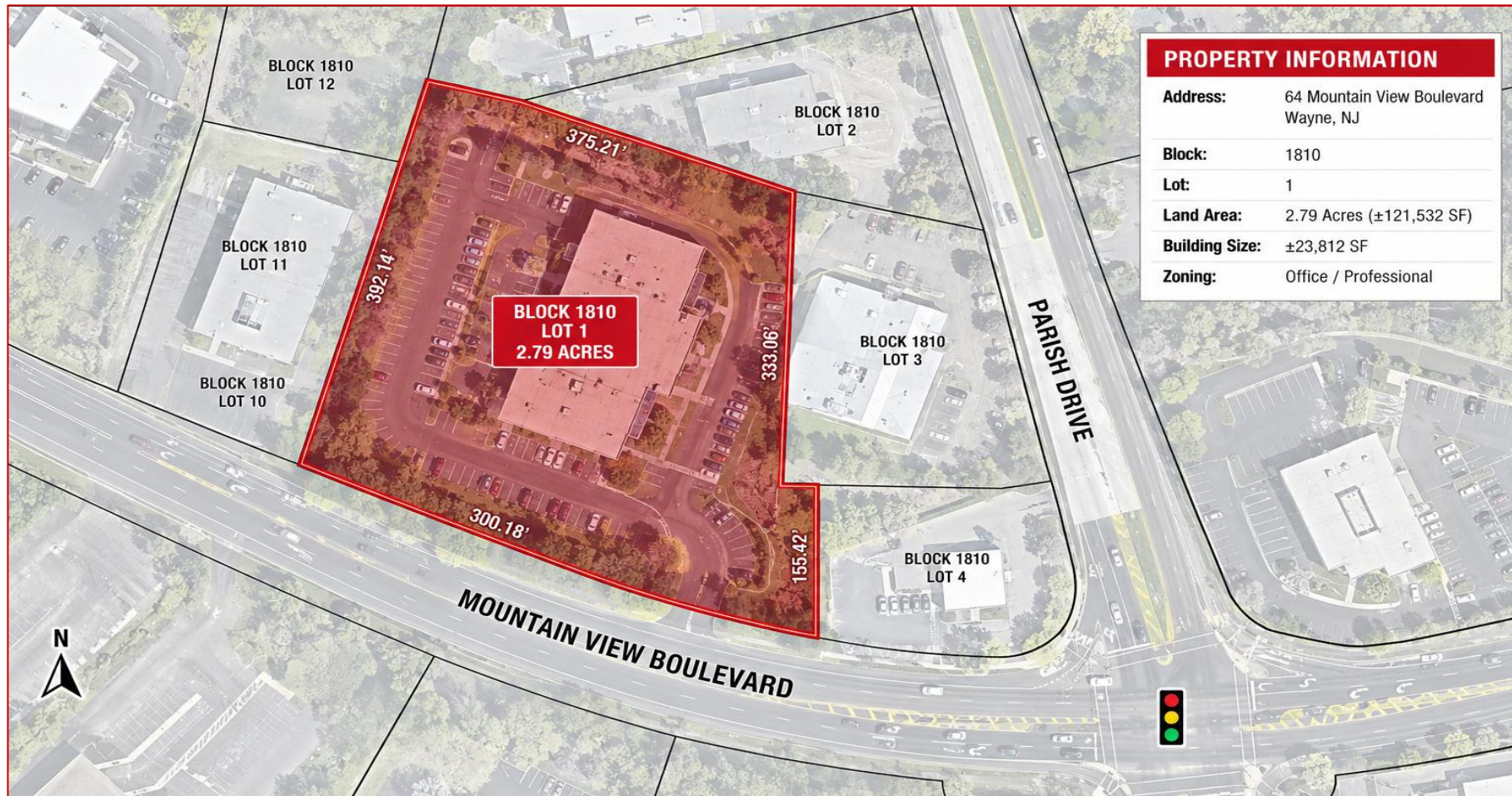
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TAX MAP



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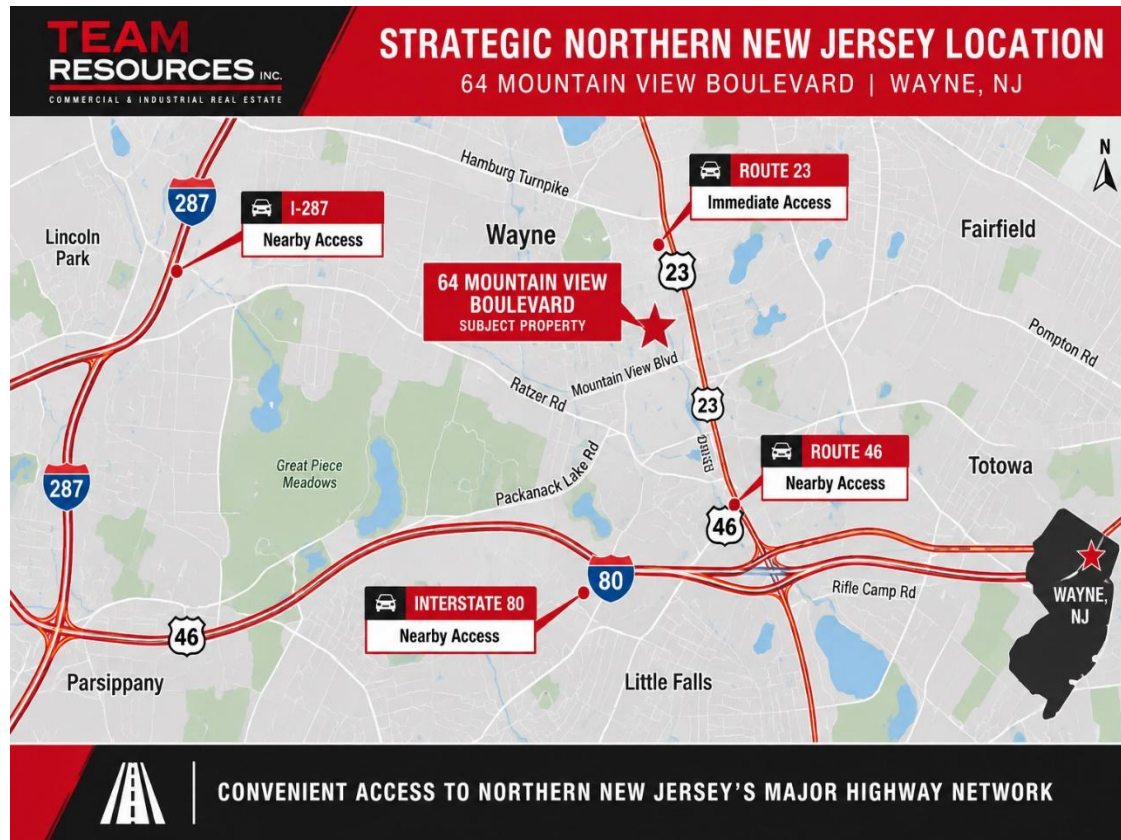
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LOCATION MAP



LOCATION ADVANTAGES



64 Mountain View Boulevard offers an advantageous location within Wayne's Route 23 commercial corridor, providing convenient access throughout Passaic, Bergen, Essex and Morris counties.

The property benefits from immediate proximity to **Route 23**, providing convenient connections to **Route 46**, **Interstate 80** and **Interstate 287** and access to the greater northern New Jersey and New York metropolitan markets. This connectivity makes the location particularly attractive to businesses drawing employees and clients from throughout northern New Jersey while maintaining access to the New York City metropolitan area.

The **Mountain View-Wayne NJ Transit rail station** is within walking distance of the property, providing an additional transportation option for employees and visitors.

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