

44 Orchard Street

DOVER, NJ

For Sale and Lease

DENTAL/PROFESSIONAL BUILDING with 2 LEASED APTS



Available Space

Approx. 2100 SF Fitted Out and Equipped for Dental

- 5 Operatories (4 Chairs)
- Laboratory
- Private Office
- 3 Bathrooms (Patient, Staff, Doctor)
- Reception and Waiting Room
- Staff Breakroom
- 2 Entrances (ADA Compliant Lift)
- Piped In-Compressor, Nitrous, Suction, and Regulator

Building Features

- Approx. 4200 SF
- 2 Leased Rental Apts (Total \$3,000/mo)
- On-Site Parking w/ Street Parking
- Monument Signage
- Basement Storage
- Close to Schools
- Easy Access to Routes 10 and 46

IDEAL for Dental Specialists/Primary Care

PRICE UPON REQUEST

Contact Our Exclusive Agents

Judith Feldman

jfeldman@newmarkrealestate.com

Mobile: 973.713.7918

Office: 973.884.4444 ext. 28

Jeannette Melillo

JMelillo@newmarkrealestate.com

Mobile: 862.227.6464

Office: 973.884.4444 ext. 39



YEARS STRONG

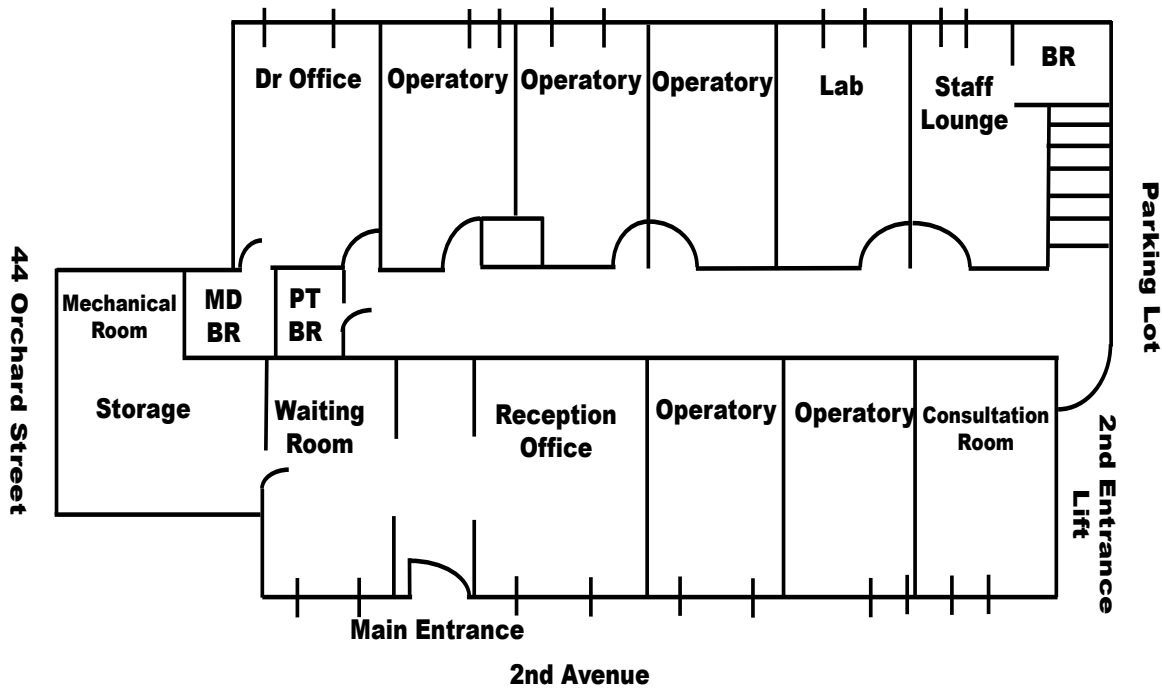
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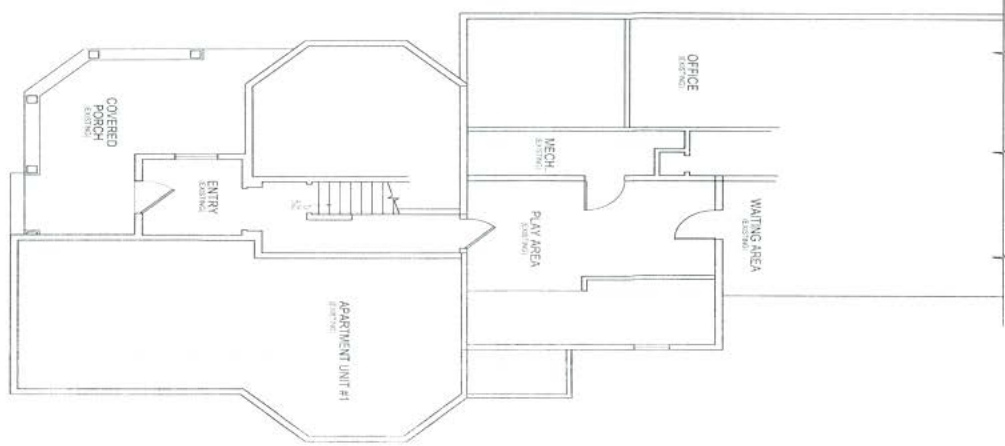
Medical Office Floor Plan



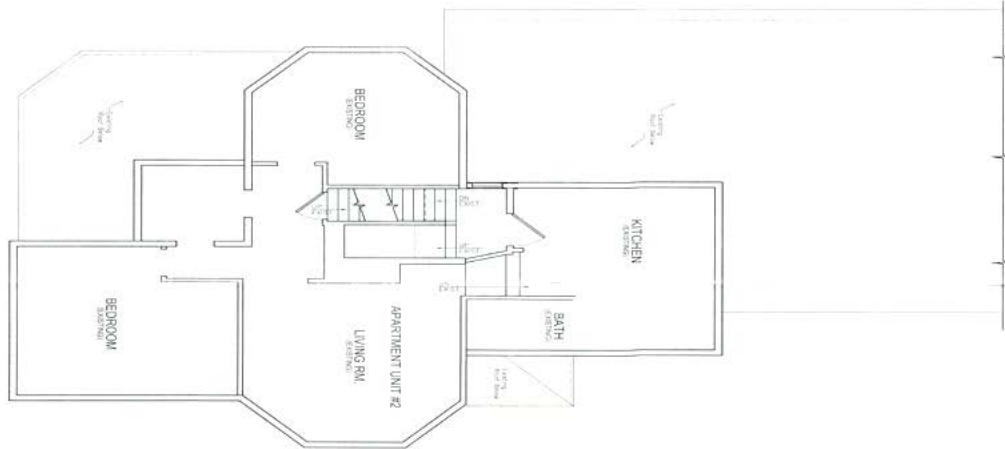
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Apartment Floor Plans

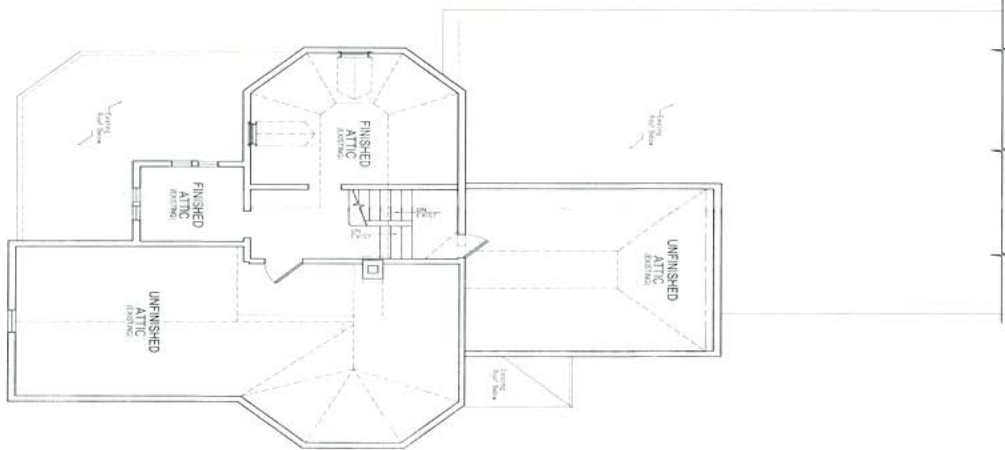
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING BUILDING FLOOR AREA

AREA	EXISTING	PROPOSED
1ST FLOOR	4,621 SQ. FT.	4,621 SQ. FT.
2ND FLOOR	4,621 SQ. FT.	4,621 SQ. FT.
3RD FLOOR	4,621 SQ. FT.	4,621 SQ. FT.
TOTAL	13,863 SQ. FT.	13,863 SQ. FT.

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