

# 208 Main Street

BUTLER, NJ

NEWMARK  
ASSOCIATES | CRE  
CERTIFIEDWBE

## For Sale/Lease

### Downtown Charm - Mixed-Use Property Available



#### Available Space

- Approx. 3,500-4,000 SF
- **Main Studio Space:** 6 Workstations And Seating Area.
- **Rear Space Layout:** Reception Area, Private Offices, Conference Room, Drawing Room Kitchenette, Bathrooms, Storage Room.
- Full Basement for Additional Storage.

The 1st Floor Space has Exposed Brick Throughout and is Setup Perfectly for an Architect Artist, Designer, Builder, Tattoo Artist, etc. Permitted Uses Include Retail, Personal Service Office Space etc. Full Zoning Information: [CBD Zone](#)

**Rental Rate: \$14 NNN**

Contact Our Exclusive Agent

**James Davenport**

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#### Property/Building Features

Glass Front/Brick Building with Retail on the Ground Floor and 2 Floors of Fully Rented Apartments (Each Floor Has One 3-Bedroom Apt.) and Additional Basement Space!

Well Maintained Building - Updated/Renovated.  
Parking On Site (Stacked for 4 Cars).

Located on Main Street Amidst Shopping, Restaurants and Banking. Approx. 1.5 Miles to Route 23.

Property is Also Available for Purchase, Call for Further Information. **Great Opportunity for an Owner/User.**



YEARS STRONG