

FOR SALE

# FLORHAM PARK, NJ

137 COLUMBIA TURNPIKE

## FIRST TIME OFFERED IN DECADES

- Approx. 3,500 SF Freestanding Boutique Office Building
  - 1850 sf Main Level:
    - 3 entrances
    - Existing Showroom & Offices
    - 11' Ceilings / Hardwood Floors
    - Flexible Floor Plan
    - Palladium Window/Etched Glass Entry Doors
    - Historic & Architectural Accents Throughout
    - Bathroom w/ Shower
  - 1650 sf Lower Level:
    - Office/Storage Level w/ 2 Entrances
    - Bathroom
    - Windows Throughout
- Located Directly on Columbia Turnpike—Excellent Visibility
- Convenient Parking
- Walking Distance to Shopping/Banks/Restaurants
- Close Proximity to Routes 24/78/287/80
- Low Taxes

Asking Sale Price: \$749,999

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