

BUILDING FOR SALE **WALDWICK, NJ** 85 HOPPER AVENUE

PROFESSIONAL/MEDICAL OFFICE BUILDING FOR OWNER/USER

AVAILABLE SPACE

- +/- 3400 sf on two floors

First floor:

- (1) Waiting room
- (7) Private offices/exam rooms
- (2) Bathrooms

Second floor:

- (1) Waiting room
- (8) Private offices/exam rooms
- (2) Bathrooms
- (1) Kitchenette
- Bonus basement space

Seller Financing Available
Sale Leaseback Possible

For more information contact:

MARY SWATEK

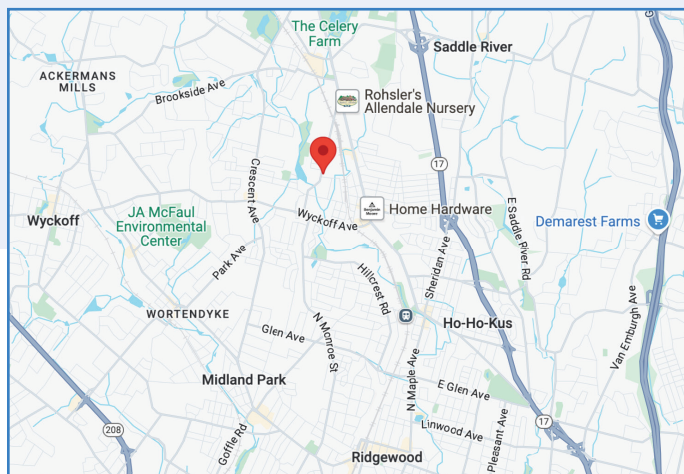
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PROPERTY FEATURES

- Freestanding 2 story building
- Elevator with full ADA access
- Situated on 0.476 acres
- Abundant parking (24 spaces including 1 handicap space)
- Highly visible signage
- Near Wyckoff Avenue, Franklin Turnpike, Routes 17, 287, 208/4, 80, and Garden State Parkway
- Zoned R-3 allows professional uses



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