

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

## PROFESSIONAL/MEDICAL OFFICE BUILDING FOR OWNER/USER

### AVAILABLE SPACE

- +/- 3400 sf on two floors

#### First floor: +/- 1600 sf

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

#### Second floor: +/- 1800 sf

- (1) Waiting room
- (8) Private offices/exam rooms (5 Leased)
- (2) Bathrooms
- (1) Kitchenette
- Bonus basement space

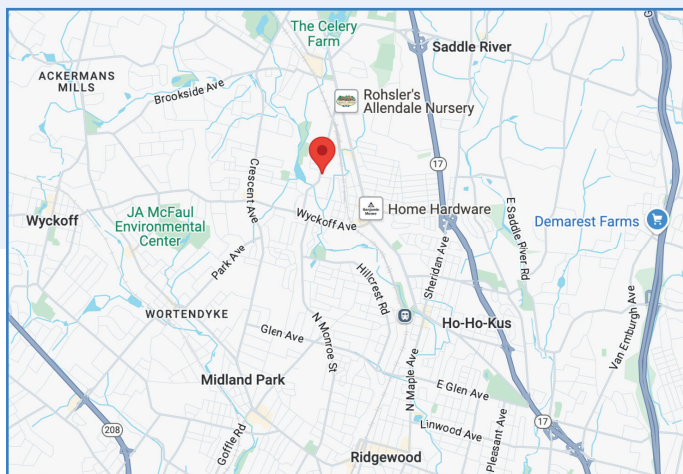
**Seller Financing Available**

**Sale Leaseback Possible**

**Rental Income Exceeds Annual Operating Expenses**

### 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



For more information contact:

**MARY SWATEK**

C: 201.914.4048

O: 973.884.4444

[mswatek@newmarkrealestate.com](mailto:mswatek@newmarkrealestate.com)

NewmarkRealEstate.com | 973.884.4444 | 7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927

2025 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.