

310 Route 24
SUITES A3 & A4
CHESTER, NEW JERSEY

FOR SALE

3,000 SF

Professional Office Condos



User/Investor Opportunity

- 3,000 SF fully leased units on the second floor
- Suite A-4: 1,550 SF consists of 6 offices/conference rooms, reception and waiting area, and a private restroom
- Suite A-3: 1,450 SF consists of 5 offices/conference rooms, reception and waiting area, kitchen and a private restroom
- Suites can be sold individually or combined
- Recently remodeled
- Building and grounds nicely maintained with newer Hardy plank siding
- Ample parking for 55+ cars
- Ideally located on Route 24
- Great location for any professional office such as law office, financial services, accounting firm, marketing/sales office, insurance, psychologist, consulting, and more

FOR MORE INFORMATION

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY PHOTOS

L Landoli & Edens, LLC

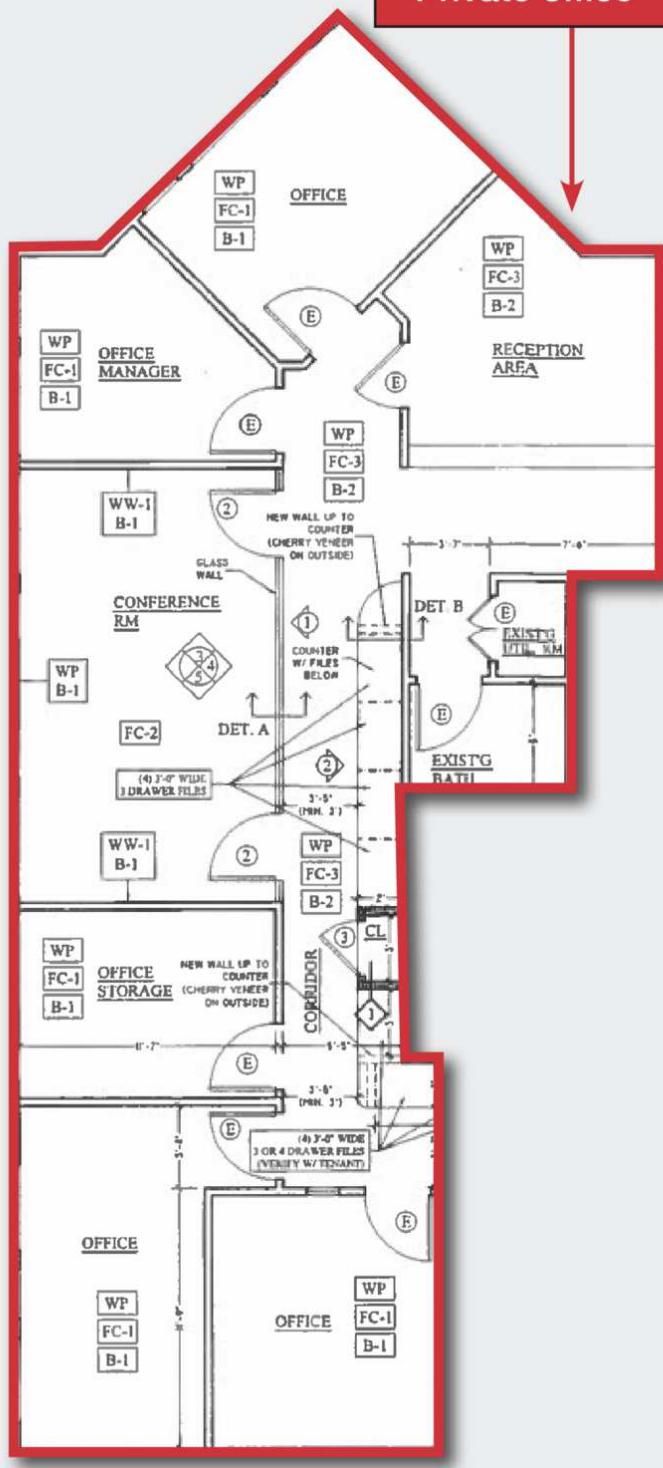


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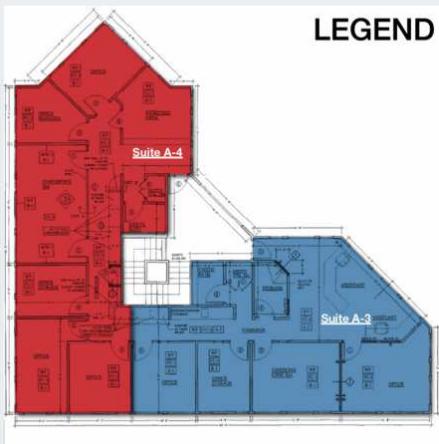
1,550 SF

Suite A-4

- Reception/waiting area
- Private office



LEGEND



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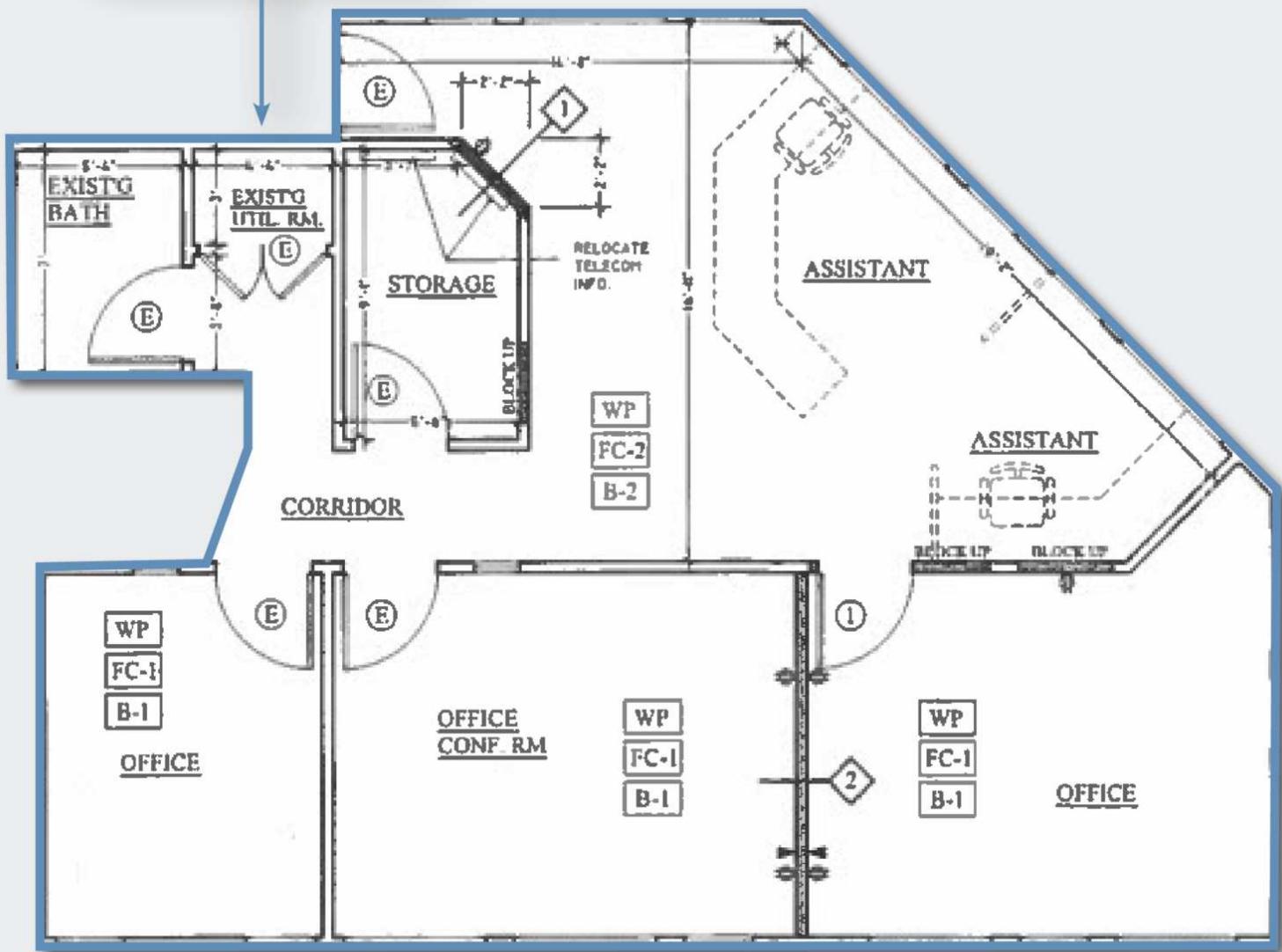
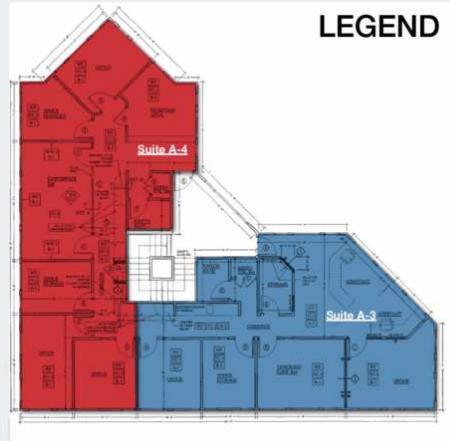
CHESTER, NEW JERSEY

1,450 SF

LEGEND

Suite A-3

- Office/conference room
- Storage

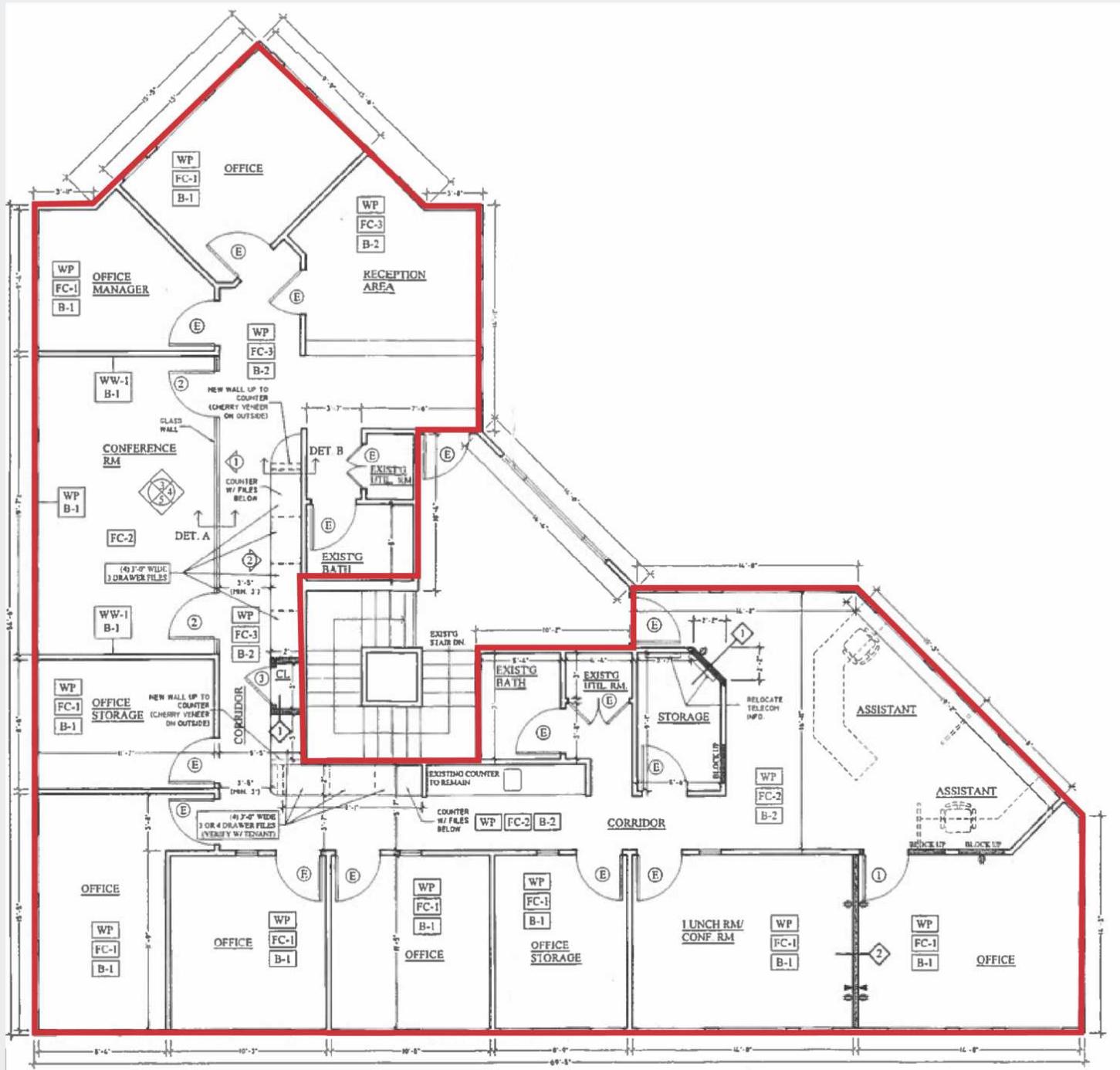


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COMBINED 3,000 SF



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LOCATION OVERVIEW



Location Description

Situated along well-traveled Route 24 in the desirable Chester area, this property offers investors a rare opportunity to own fully leased office suites in one of Morris County's most charming and affluent communities.

310 Route 24 benefits from excellent visibility, convenient access to major highways including Routes 206 and 287, and proximity to a variety of local amenities including restaurants, shops, and professional services. The property's location combines the appeal of a peaceful, suburban setting with the steady demand of a professional tenant base, making it a smart and stable investment opportunity in a high-demand market.

Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	893	4,254	14,313
Total Population	2,434	12,116	40,500
Average HH Income	\$213,143	\$227,627	\$229,363

