

SALE OR LEASE



**OFFICE BUILDING FOR SALE
OR SPACE FOR LEASE
45 Legion Drive Cresskill, NJ 07626**

TOTAL SIZE: 9,600 +/- sq. ft. 2 story Office
+ 2,400 +/- sq. ft. Basement
PARKING: 22 Cars

AVAILABLE: 700-4,800 +/- sq. ft. can divide AND
SINGLE ROOM FURNISHED OFFICES AVAILABLE*

SALE PRICE: \$2,649,000.00

Taxes: \$56,545.00

Lease Rate \$24.00 per square foot
+ prorata share of utilities and cleaning

* Rates for Single Rooms Vary

AVAILABLE FOR SALE OR LEASE!

Professional office building located near downtown area of Cresskill (close to restaurants & shoppes). This building features elevator access to all levels. Spaces can be divided. Current income from existing Tenants makes this an ideal opportunity for a user/buyer! Income and expense information available upon request.

**FOR ADDITIONAL INFORMATION PLEASE CONTACT EXCLUSIVE
BROKER:**

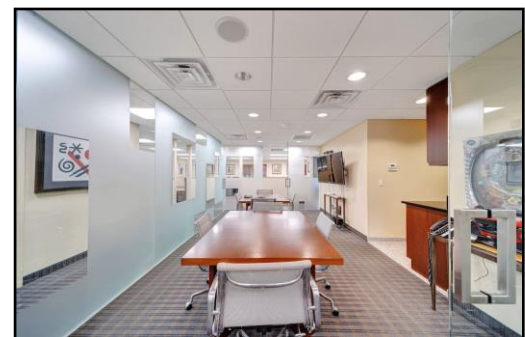
Andrew Papanestor, Sales Associate
(201) 981-1485 cell

andrew.papanestor@randcommercial.com

Adam Plawker, NJ Managing Director
(201) 805-2080 cell

(201) 567-5400 office

adam.plawker@randcommercial.com



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**601 Palisade Ave. Englewood Cliffs
NJ 07632 (201) 567-5400**

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