

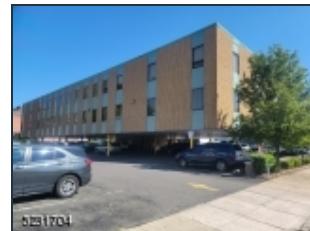
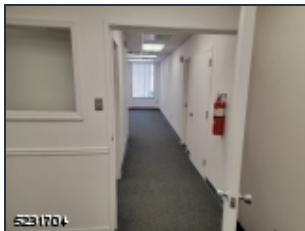


71 Union Ave*
Rutherford Boro* (1156)

\$31

MLS#: 3853219
PPSFT: \$31.00
For Sale/Lease: L
Stories: 2
Units: 18
of Lavs: 4
Zoned: BUSINESS
Taxes/Year: \$106,607 / 2023
Avail SqFt: 3000
Bldg SqFt: 32000
Prop Type: Office Building Complex

5231704



Directions: On Union Ave Between Chestnut and Home St

Medical , Professional space 1000 - 3000 sq ft appx in this fully renovated building. All LED Lighting, 2 Elevators. Join Dermatology, Physical Therapy, Orthodontist, Pain management, Gastroenterology, Women's Health Care and more in this special building! Partially covered parking lot, Accessible Bathrooms on each level. Conveniently located to Rt 17, and Route 3, Downtown Rutherford for Lunch, Banking, Shopping etc. Tenant pays for utilities, calculated at per sq ft

Parking: / Assigned, Blacktop, Lighting, Parking Lot-Exclusive

Heat: 4+ Units, Forced Hot Air, Multi-Zone

Cool: 4+ Units, Central Air, Multi-Zone Cooling

Water: Public Water

Sewer: Public Sewer



**SUNIL
RAMNANI**

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**MILLENNIUM INTERSTATE
REALTY**

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OPPORTUNITY

