

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822



Presented by
Krumpfer Real Estate, LLC



Price: \$11.50 /SF/YR

Excellent OPEN SPACE with many configuration options & lots of windows to suit your needs (previously occupied by Fitness Center). Space includes 700 sq ft of exclusive Lobby w/elevators, Restrooms; 2200 sq ft of open space; and 360 sq ft of Office/Conference Room. Additionally, Tenants can request use Community Room for special events/meetings. Gross Lease includes parking, CAM, garbage, and building signage. Tenant pays all utilities. Other Tenants incl. Credit Union, Real Estate office, Chiropractor, Satellite Catheter office, and Salon. The building is very well maintained for Retail/Office in close proximity to major highways, shopping centers, ShopRite, Walmart, and Home Depot. Must agree to Background Check and carry Renters/Business Insurance. This space will rent quickly. Schedule appointment today.

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822



Highway location
Lots of Natural Light
Open Floor Plan
In stripmall with good traffic



Joseph Krumpfer

jkrumpfer@gmail.com

(973) 293-0085

Krumpfer Real Estate, LLC

Montague, NJ 07827



47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

47 US Highway 206, Augusta, NJ 07822



Unit #7 Open Space

Listing space

2nd Floor Ste 7

Space Available	3,045 SF
Rental Rate	\$11.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Unit #7 Office Space



Unit #7 Office Space

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Unit #7 Bathrooms



Unit #7 Lobby Bathroom

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Unit #7 Building Entrance



Unit #7 Building Entrance

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Unit #7 Private Elevator



Unit #7 Elevator

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Unit #7 Private Bathroom



Unit #7 Entrance

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Unit #7 Entrance



Building Photo

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Building Photo

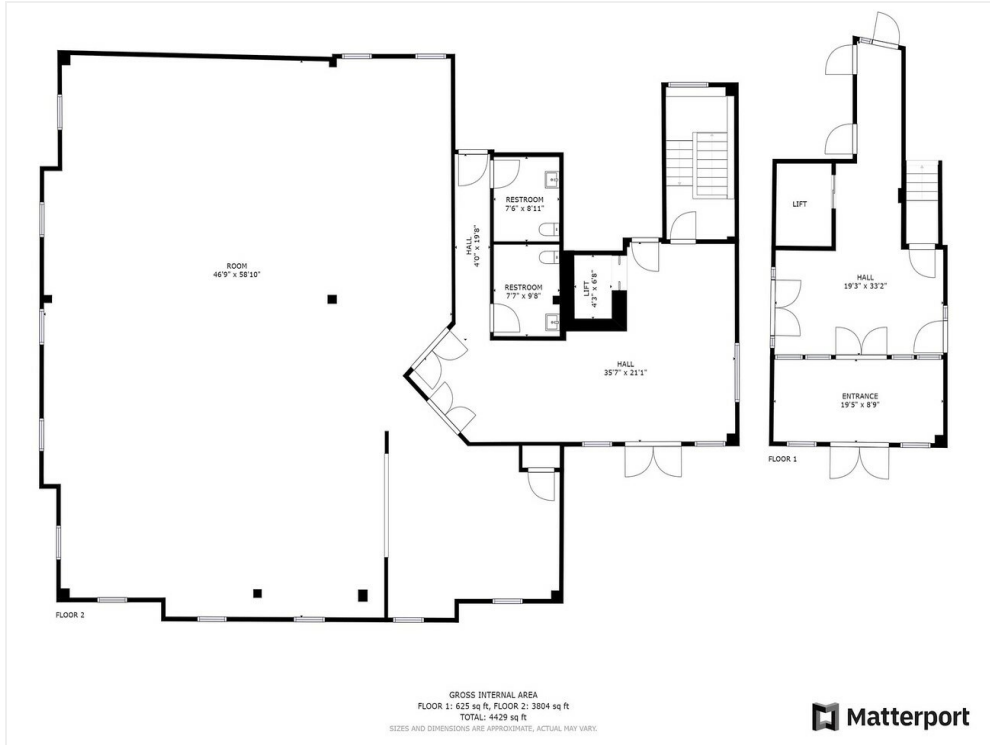


Building Photo

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Property Photos



Building Photo



Plat Map

47 US Highway 206

47 US Highway 206, Augusta, NJ 07822

Location

