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*Real Estate*

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**29 Smull Avenue**  
**Caldwell, New Jersey**  
**Mixed Use Property with Three Car Garage & Leisure Space**

The first floor features dual entrance foyers at both the front and rear, leading into a spacious and welcoming reception area complete with a desk and dedicated staff workspace. A thoughtfully designed layout includes four well-proportioned exam rooms, a employee break-room, laboratory room, private doctor's office with private bath, and a patient bathroom. The lower level (basement adds even more value, offering an additional bathroom, a private office or potential break room, and a large storage area. With its flexible configuration, the ground level presents excellent potential to be converted into a separate income-producing rental space. The property also offers ample parking, including eight marked spaces, with additional possibilities for rental income.

Step outside and imagine enjoying an array of seasonal flowers surrounded by mature, thoughtfully designed landscaping that comes alive with beautiful blooms in the spring and summer months. This enhances the property's curb appeal while creating a serene outdoor setting with two separate, well-defined seating areas and room to further customize or expand.

Upstairs, the second-floor residence offers a bright and tastefully updated three-bedroom apartment filled with abundant natural light. The private entrance leads to an inviting eat-in kitchen featuring updated cabinetry, granite countertops, additional seating, and a separate dining area—perfect for casual dining or entertaining. The layout flows seamlessly into a comfortable living area and three well-sized bedrooms, all equipped with custom closet systems for optimal storage. A stylish full bathroom with top-of-the-line Miele washer and dryer adds everyday convenience, while a unique in-room infrared sauna(negotiable) provides a luxurious touch.

Perfectly situated just steps from Bloomfield Avenue (Walk Score 86), this prime location offers easy access to Caldwell's popular restaurants, shops, grocery stores, and vibrant nightlife.

Completing the property is a one-and-a-half-car garage with a large walk-in storage closet beneath the stairs, featuring built-in shelving and two full hanging bars—ideal for off-season clothing storage. Upstairs, you'll find a charming second-floor leisure space with high ceilings and beautiful flooring, ideal for relaxation, an art studio, reading room, or workout space. This exceptional property offers unmatched versatility, charm, and opportunity. Don't miss your chance to own 29 Smull Avenue!

