

# BUILDING FOR SALE OR SPACE FOR LEASE



**440 Old Hook Road Emerson, NJ 07630**

**8,509 Sq. Ft. MEDICAL Available CAN Divide**

**TOTAL SIZE 13,161 +/- Square Feet on .66 acre FOR SALE**

**Lease: \$32.00 Per Sq. Ft. + Utilities and Cleaning**

**Sale Price: \$3,856,000.00**

## OVERVIEW:

Three story (+ finished & unfinished basement) free standing Medical Office Building for Sale or Space for Lease. IDEAL User/Owner Opportunity. Lease up to 8,509 +/- sq. ft. or purchase building with an existing Tenant of 3,966 sq. ft. for income. Highly visible location, 4/10<sup>th</sup> of a mile from Pascack Valley Medical Center (part of Hackensack Meridian) and across the street from a Shop Rite anchored retail plaza.

Minutes to downtown Westwood

- Large back-lit signage visible from Old Hook Road.
- Elevator servicing all levels (stretcher capable)
- Abundant On-Site Parking
- Income from long term existing Tenant
- Up to 8,509 + 686 partially finished lower level available for user
- SALE OR LEASE!

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## 440 Old Hook Road Emerson, NJ INTERIOR PHOTOS

