



**BUILDING
FOR SALE
OR LEASE
27,500 SF
Office
Professional**

52-54 CHURCH ST, PATERSON, NJ 07505

PROPERTY FEATURES:

- Lot Size: 0.19 Acres
- 5 Levels, including ground.
- Ground Level: 3,100 SF
- 1st – 4th Level: 6,100 SF each

Total Building Size: 27,500 SF

AVAILABLE IMMEDIATELY

Lease Rate: Negotiable

Sale Price: \$2,900,000



**LOCATED IN THE HEART OF PATERSON
LARGE BUILDING WITH 5 FLOORS READY TO
BE RENTED OR USED BY OWNER OCCUPANT
APPROX 27,500 SF. GROUND LEVEL OFFERS
3,100 SF REMAINING 4 FLOORS
OFFERING 6,100 SF EACH.
ELEVATOR ACCESS FOR ALL FLOORS.
PREVIOUSLY USED AS OFFICES.
VACANT. BUILD TO SUIT YOUR NEEDS.
POSSIBLE LEASE OPTION.
MASS TRANSIT DREAM TRAIN 1 1/2 BLOCKS,
HIGHWAYS RT 19,20,3,80,46, PARKWAY.
NEAR CITY CALL, PUBLIC SAFETY BUILDING,
PASSAIC COUNTY COMMUNITY COLLEGE,
PUBLIC PARKING**



**Alexandra
Constandinou**

REALTOR®

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Since 1978

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1624 MAIN AVE. CLIFTON, NJ. 07011

**Nicholas
Tselepis**

BROKER/OWNER

Cell: (973) 725-3778

