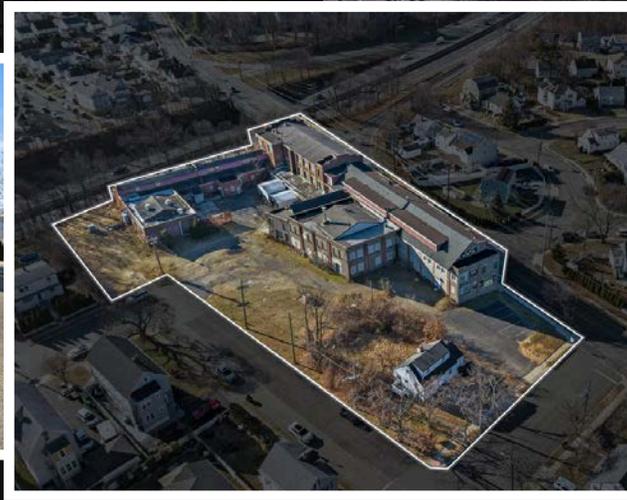


EMILY ABDY
REALTY GROUP SINCE 1959

FOR SALE

**50,000 SF MULTI-STORY
WAREHOUSE & SINGLE
FAMILY HOME ON 1.8
ACRE PROPERTY**



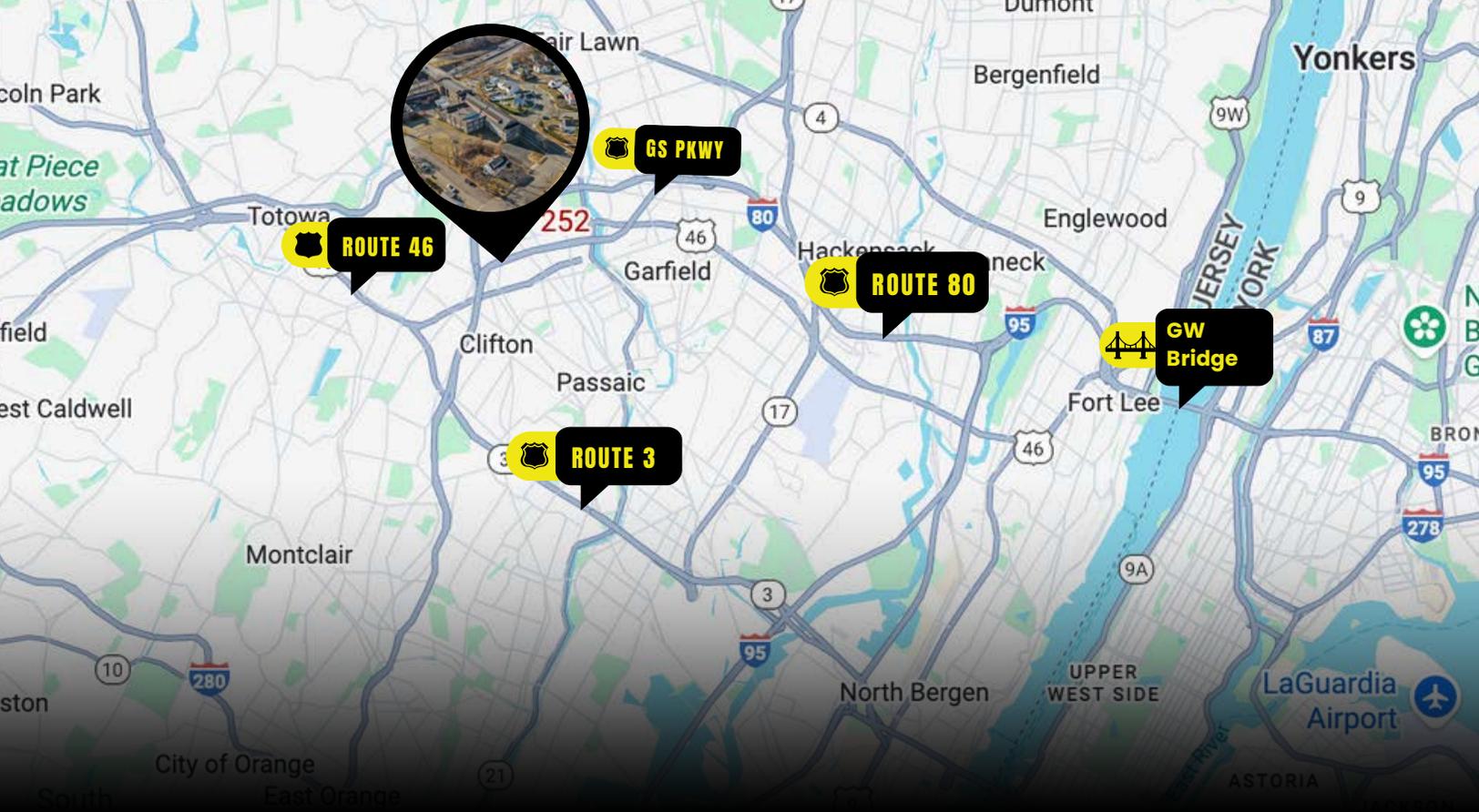
PRIME LOCATION WITH EXCELLENT VISIBILITY FROM THE GARDEN STATE PARKWAY AT THE BORDER OF CLIFTON AND SOUTH PATERSON. OFFERED FOR SALE AT \$2,600,000. PROPERTY SOLD AS-IS, WHERE-IS. NDA AND PROOF OF FUNDS REQUIRED FOR SHOWINGS AND DILIGENCE MATERIALS.

252 HAZEL ST & 37 W 3RD ST. CLIFTON, NJ 07011

EMILY ABDY
REALTY GROUP SINCE 1959

RICHARD ABDY
C. 973-632-7307
richard@abdyrealty.com

KENNETH ABDY
C. 973-632-8602
ken@abdyrealty.com



PROPERTY HIGHLIGHTS

- VALUE-ADD REDEVELOPMENT OPPORTUNITY
- PRIME VISIBILITY FROM GARDEN STATE PARKWAY
- CLIFTON / SOUTH PATERSON BORDER LOCATION
- PRIOR APPROVALS FOR 40 RESIDENTIAL UNITS

\$2,600,000

CONTACT US

FOR SALE

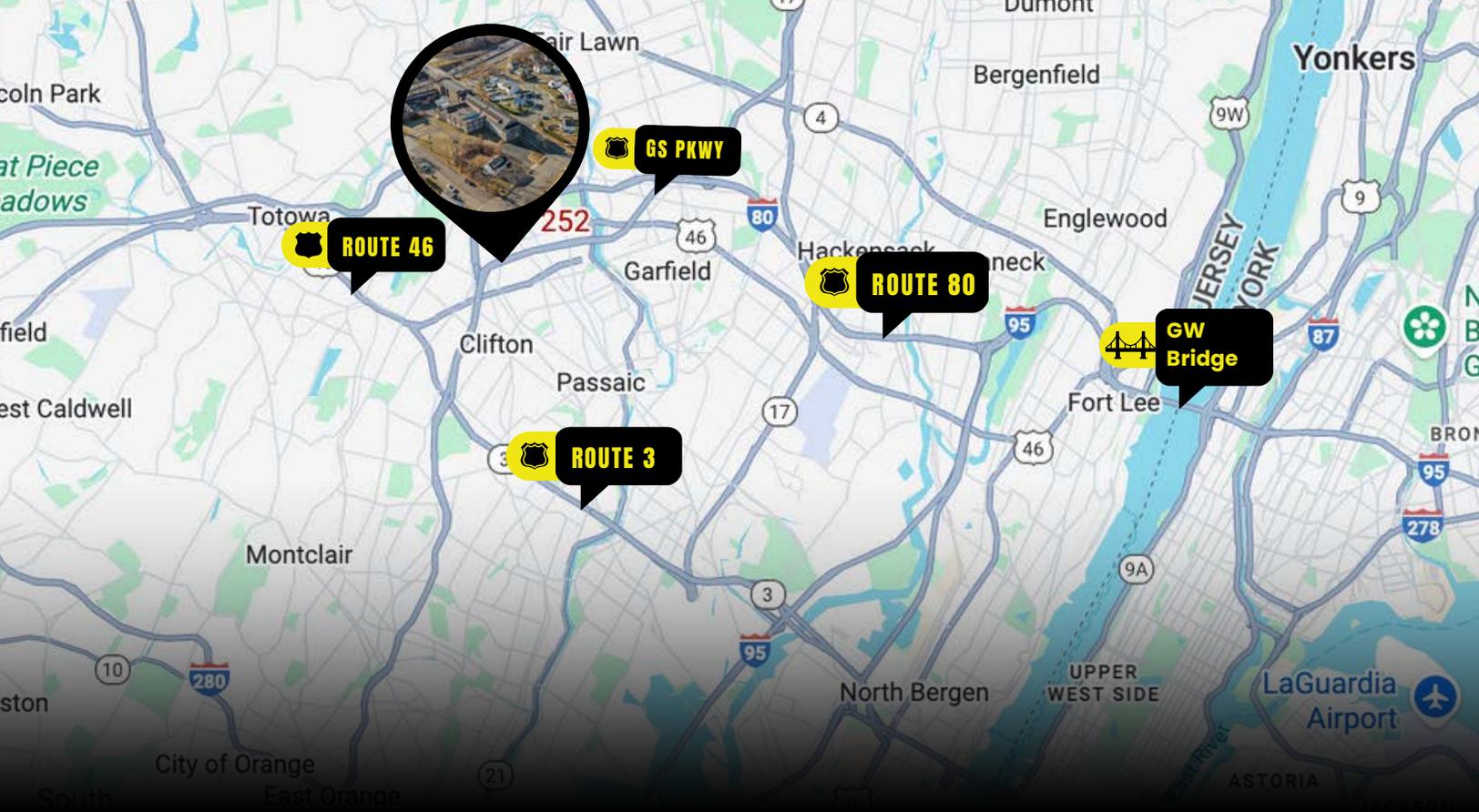
252 HAZEL ST & 37 W 3RD ST. CLIFTON, NJ 07011

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO GUARANTEE, WARRANTY, OR REPRESENTATION IS MADE AS TO ITS ACCURACY. NO REPRESENTATION IS MADE REGARDING ZONING, TITLE CONDITION, PROPERTY DIMENSIONS, OR ANY LEGAL OR ENVIRONMENTAL MATTERS. PROSPECTIVE PARTIES SHOULD CONSULT THEIR OWN LEGAL COUNSEL FOR VERIFICATION. TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SUBJECT TO ERRORS AND OMISSIONS.

EMILY ABDY
REALTY GROUP SINCE 1959

RICHARD ABDY
C. 973-632-7307
richard@abdyrealty.com

KENNETH ABDY
C. 973-632-8602
ken@abdyrealty.com



PROPERTY HIGHLIGHTS

- VALUE-ADD REDEVELOPMENT OPPORTUNITY
- PRIME VISIBILITY FROM GARDEN STATE PARKWAY
- CLIFTON / SOUTH PATERSON BORDER LOCATION
- PRIOR APPROVALS FOR 40 RESIDENTIAL UNITS

\$2,600,000

CONTACT US

FOR SALE

252 HAZEL ST & 37 W 3RD ST. CLIFTON, NJ 07011

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO GUARANTEE, WARRANTY, OR REPRESENTATION IS MADE AS TO ITS ACCURACY. NO REPRESENTATION IS MADE REGARDING ZONING, TITLE CONDITION, PROPERTY DIMENSIONS, OR ANY LEGAL OR ENVIRONMENTAL MATTERS. PROSPECTIVE PARTIES SHOULD CONSULT THEIR OWN LEGAL COUNSEL FOR VERIFICATION. TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SUBJECT TO ERRORS AND OMISSIONS.

EMILY ABDY

REALTY GROUP SINCE 1959

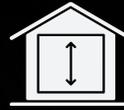
RICHARD ABDY
C. 973-632-7307
richard@abdyrealty.com

KENNETH ABDY
C. 973-632-8602
ken@abdyrealty.com

PROPERTY HIGHLIGHTS



18,500 SF



20' CEILINGS



**2 DOCK LOADING PLATFORM
+ 2 OVER HEAD DOORS**



ZONING : M-1 INDUSTRIAL



THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO GUARANTEE, WARRANTY, OR REPRESENTATION IS MADE AS TO ITS ACCURACY. NO REPRESENTATION IS MADE REGARDING ZONING, TITLE CONDITION, PROPERTY DIMENSIONS, OR ANY LEGAL OR ENVIRONMENTAL MATTERS. PROSPECTIVE PARTIES SHOULD CONSULT THEIR OWN LEGAL COUNSEL FOR VERIFICATION. TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SUBJECT TO ERRORS AND OMISSIONS.

EMILY ABDY
REALTY GROUP SINCE 1959



**25 STYERTOWNE RD
CLIFTON, NJ 07012**

AVAILABLE FOR LEASE

EMILY ABDY
REALTY GROUP SINCE 1959

RICHARD ABDY
C. 973-632-7307
richard@abdyrealty.com

KENNETH ABDY
C. 973-632-8602
ken@abdyrealty.com