

PROFESSIONAL OFFICE BUILDING FOR SALE/LEASE

55 Stirling Rd. Watchung, NJ

Somerset County



PROPERTY DESCRIPTION

- 2,500 SF Free-standing Professional Office Building on the Watchung Circle
- Private Offices, Conference Room, Bull Pen Area
- Two Baths & Kitchenette
- Abundant Off-Street Parking
- Former Real Estate Office
- Located in the B-B (Professional & Office Zone) with Multiple Permitted Principal Uses: Medical Offices, Dentist, Surgeon, Professional offices such as Architects, Lawyers, Accountants, Photography Studios, Insurance Agents, Travel Agents
- Offered For Sale: \$699,000.
- Offered For Lease: \$16/SF NNN



Timothy P. Deluccia

Broker Associate

908-938-6405

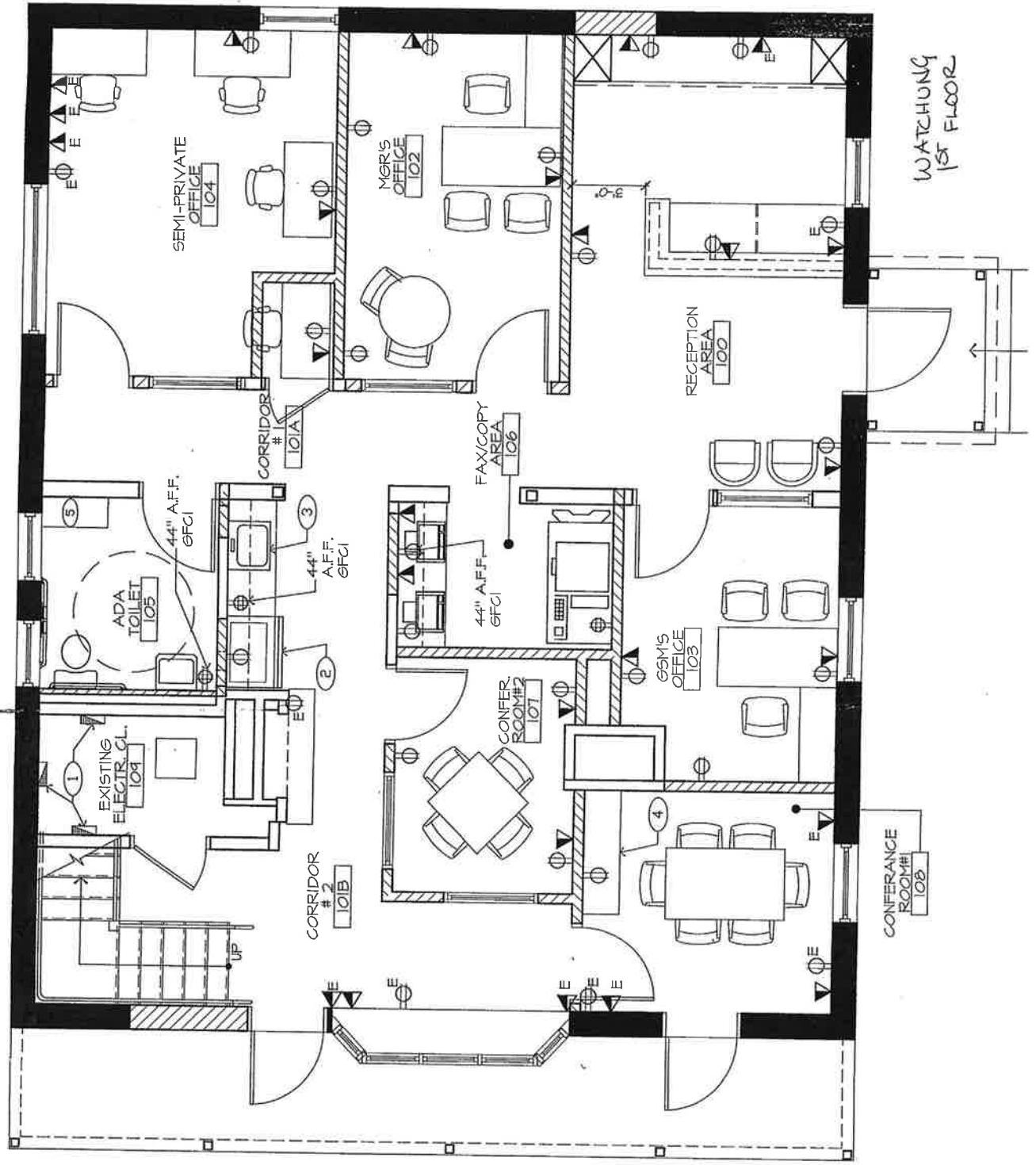
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Commercial Sales & Leasing

BERKSHIRE
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HOMESERVICES

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COMMERCIAL DIVISION



LEGEND

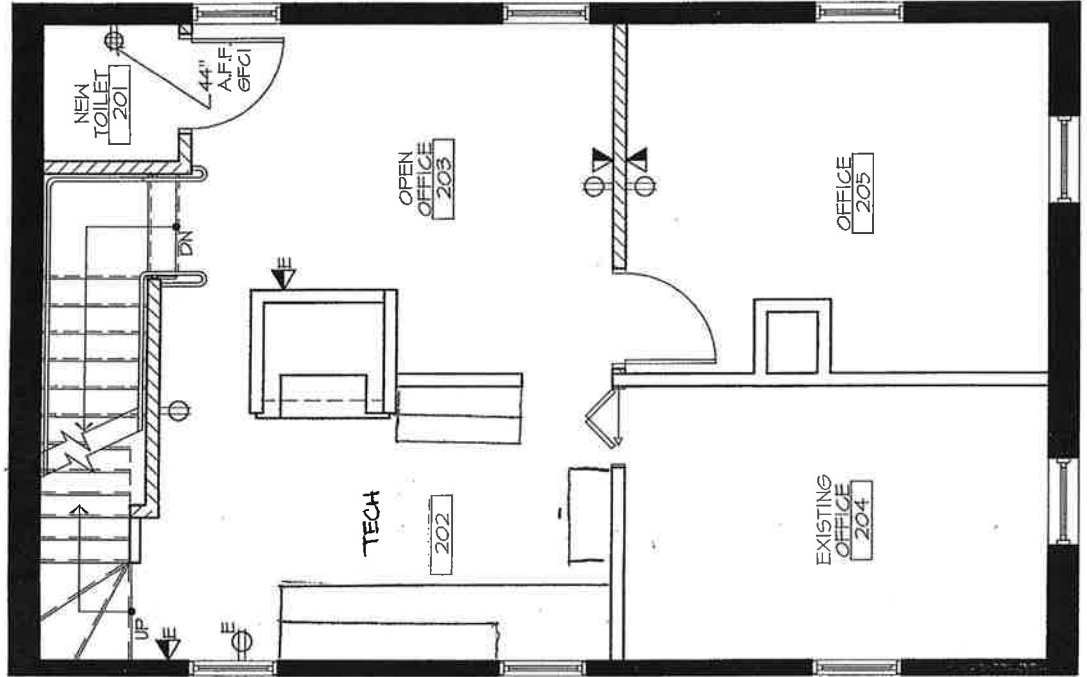
- ⊕ EXISTING
- ⊖ NEW W/ GROUND
- ⊕ NEW W/ GFCI 5 ALL WE
- ⊕ EXISTING
- ⊖ NEW W/ U.O.N.
- KEY NC

GENERAL

1. ALL WORK CODES (NEW)
2. FURNITURE
3. ALL WALLS
4. FURNITURE AMPS. FOR BRANCH CIRCUIT REQUIREMENTS
5. CONTRACTOR TO REMAIN
6. SAW CUT EACH FLOOR CONDUITS
7. ALL NEW SI STANDARD
8. CONTRACTOR

KEY NO.

- ① EXISTING
- ② NEW UNDER
- ③ NEW PAINT



WATCHUNG
2ND FLOOR

55 Stirling Rd Watchung



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