



Commercial Office Building for Sale

385 Falmouth Avenue

ELMWOOD PARK, NJ 07407

Building Size: +/-5,058 SF

Available Space: +/-5,058 SF

Sale Price: Call for Pricing

Location: In close proximity to Route 80 and the Garden State Parkway

Features:

- Reception area, large kitchenette, 4+ private offices, 4 bathrooms
- Substantial bull pen area for multiple cubicles
- Spacious conference room
- Server Room with separate air conditioning - ethernet wiring to office spaces from server room
- Additional second floor flex space – lounge or bull pen
- Full generator back up for entire building
- Two separate utilities meters for subdivision of space if desired

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Exclusive Broker

Weichert | Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Photos



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Permitted Uses

Chapter 34. Zoning and Site Plan Review

Article VI. Use Regulations

§ 34-7.1. Residential Uses.

[1969 Code § 88-20.1; Ord. No. 1978-6; Ord. No. 78-10; Ord. No. 85-1; Ord. No. 85-21; Ord. No. 98-13; Ord. No. 02-23 § 7; Ord. No. 03-10 § 1; Ord. No. 10-14 § 3]

34-7.1, Residential Uses.											
LAND USE	R-3	R-5	R-9	R-18	R-MF	C-L	C-G	C-O	I-R	I-G	POP
Detached one-family dwelling	P	P	P	P	P	P	—	—	—	—	—
Semi-detached and two-family dwelling	—	P	—	P	P	P	—	—	—	—	—
Townhouse (one-family attached)	—	—	—	C	P	P	—	—	—	—	—
Multi-family dwelling or apartment house	—	—	—	—	P	—	—	—	—	—	—
Dwelling in a permitted commercial building	—	—	—	—	—	C	—	—	—	—	—
Rooming, lodging, or boarding house	—	—	—	—	—	C	—	—	—	—	—
Conversion of existing one-family dwelling to accommodate 2 or more families	—	—	—	P	C	—	—	—	—	—	—
Conversion of existing one-family dwellings to accommodate 3 or more families	—	—	—	—	C	—	—	—	—	—	—

- a. No person shall rent, lease, solicit, advertise for, offer, permit, allow for rent or allow the use or occupancy of any dwelling unit for a period of 28 days or less. Nothing shall prevent lawful rental and occupancy of a dwelling unit for a rental period of more than 28 days.
[Added 3-19-2020 by Ord. No. 20-06]

§ 34-7.2. Public, Recreational and Institutional Uses.

[1969 Code § 88-20.2; Ord. No. 1978-6; Ord. No. 85-1; Ord. No. 98-13; Ord. No. 2015-13]

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Key Facts

