

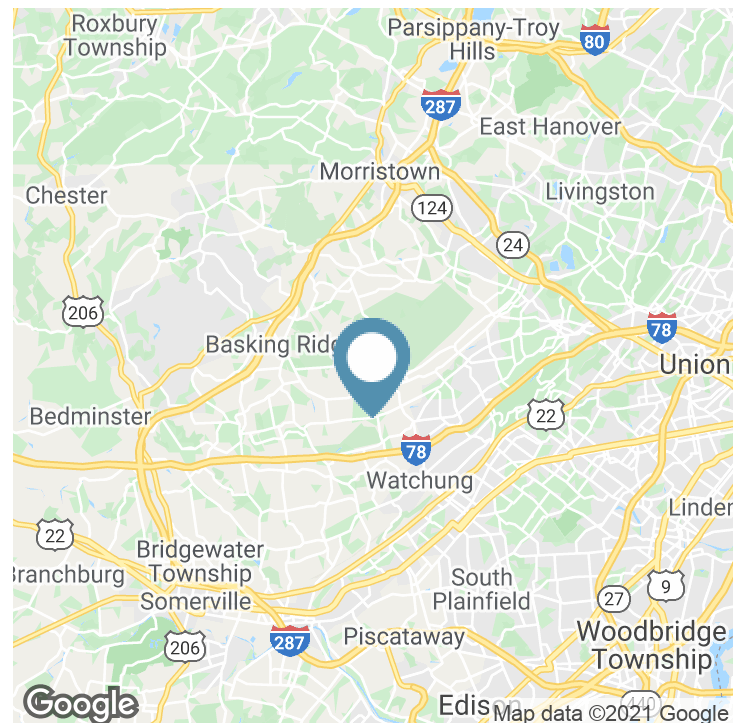
1107 Valley Road | Stirling, NJ 07980

# 11,000 SF RETAIL/OFFICE FOR SALE/LEASE



## PROPERTY HIGHLIGHTS

- **11,000 SF Neighborhood 2 Story Elevatored Commercial Retail/Office Center**
- **Available:** 4,700 SF first floor retail space that includes three vacant units consisting of **1,000 SF, 1,700 SF and 2,000 SF** and is expandable to 5,700 SF
- **2nd Floor:** Fully occupied second floor includes two medical units of 2,340 SF and 2,130 SF
- **Zoning:** PVO Passaic Valley Overlay. Permitted uses include retail, service retail, business and professional offices, medical offices, financial institutions, childcare, health clubs, fitness centers and recreational uses.
- **Parking:** 45 On-site spaces
- **Utilities:** Natural Gas, City Water & Sewer; each unit is separately metered for electric & gas
- **Lease Rate:** \$16.00 PSF NNN      **CAM/Taxes (Est. 2020):** \$7.50 PSF
- **Location:** Fronts Valley Road (CR512), a commuter route between Warren, Basking Ridge and downtown Berkeley Heights. Convenient to Exit 36 off I-78. Neighborhood retail includes Walgreens, ShopRite, US post office, Investors Bank, Hallmark, and Valley Mall with national retailers Home Goods, TJ Maxx, Old Navy, Sherwin Williams, Panera Bread, Starbucks.
- **SALE PRICE: \$2,200,00.00 or \$200/PSF**



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# OFFICE PHOTOS



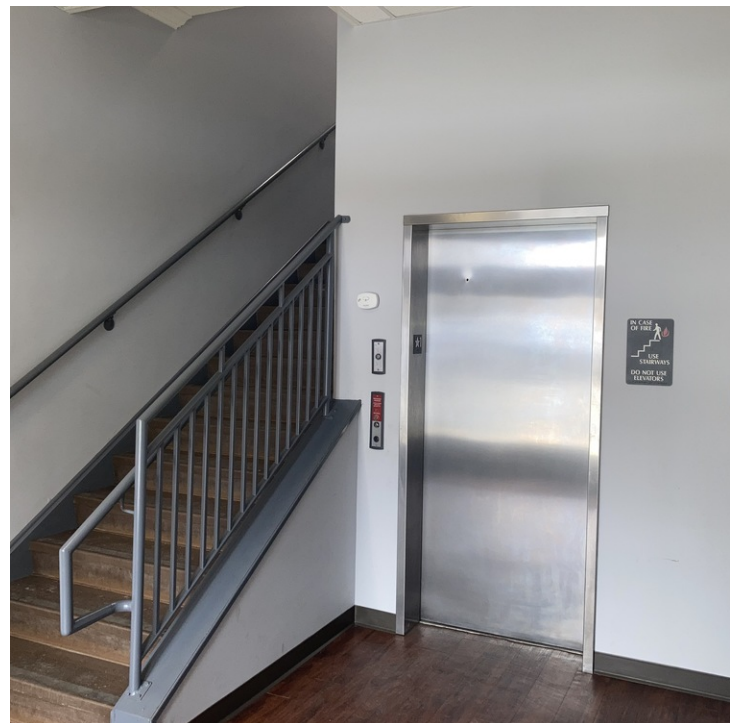
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# RETAIL PHOTOS



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# AERIAL MAP



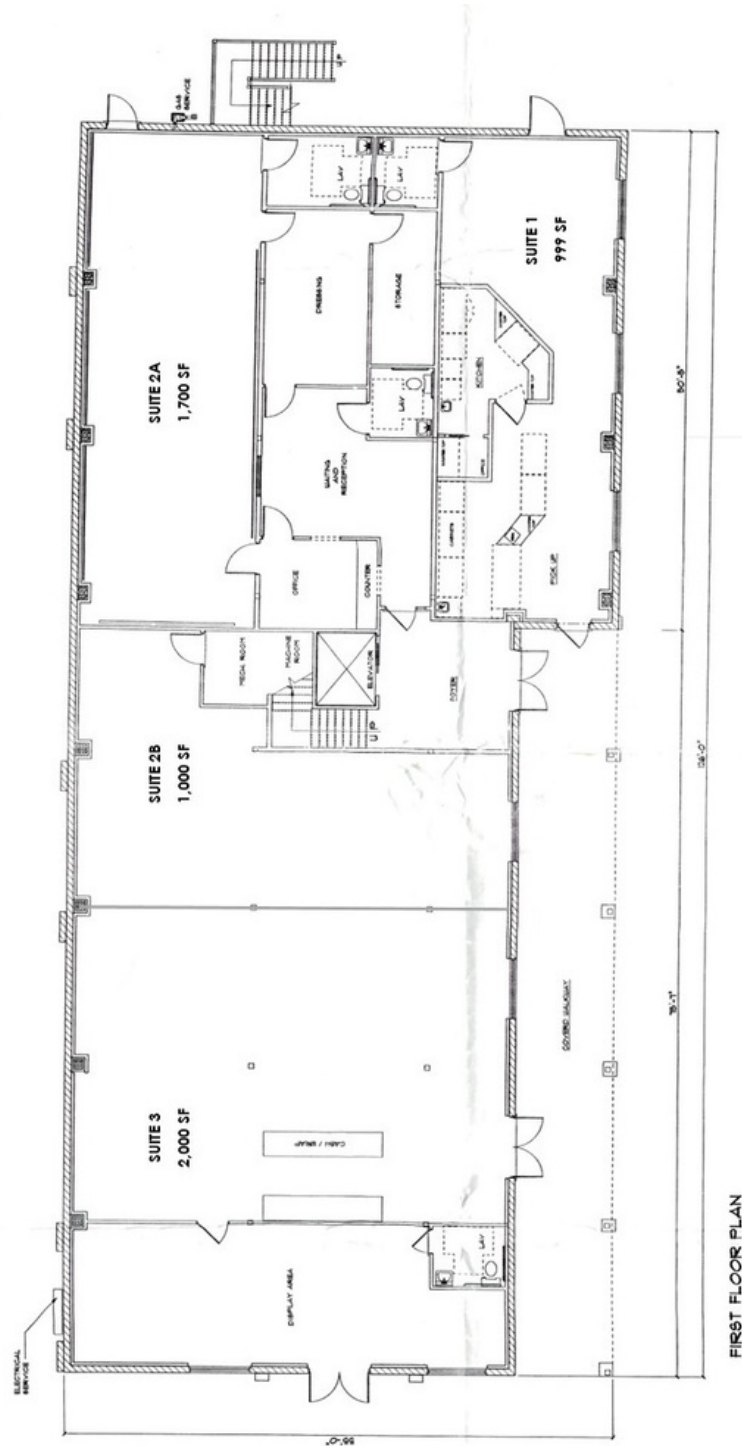
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# FIRST FLOOR PLANS



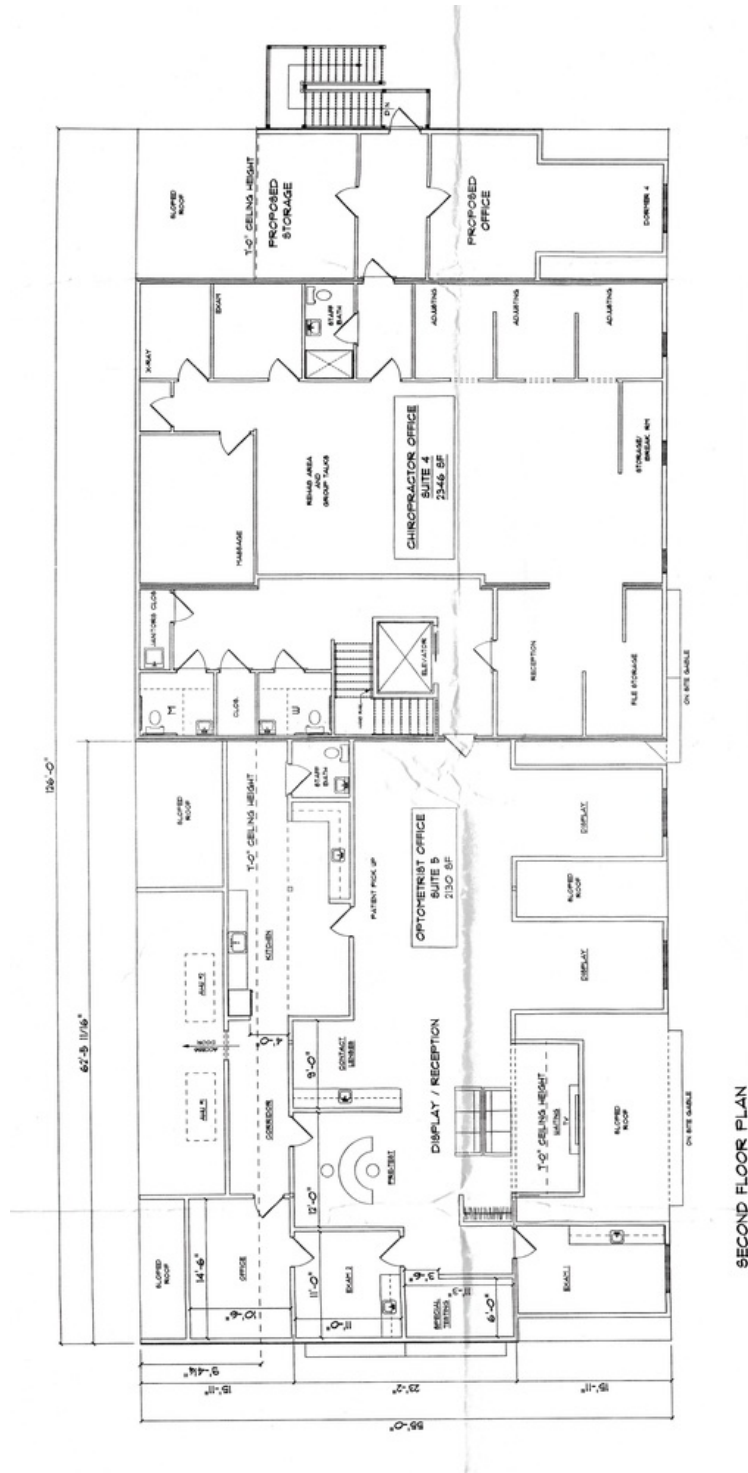
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# SECOND FLOOR PLANS



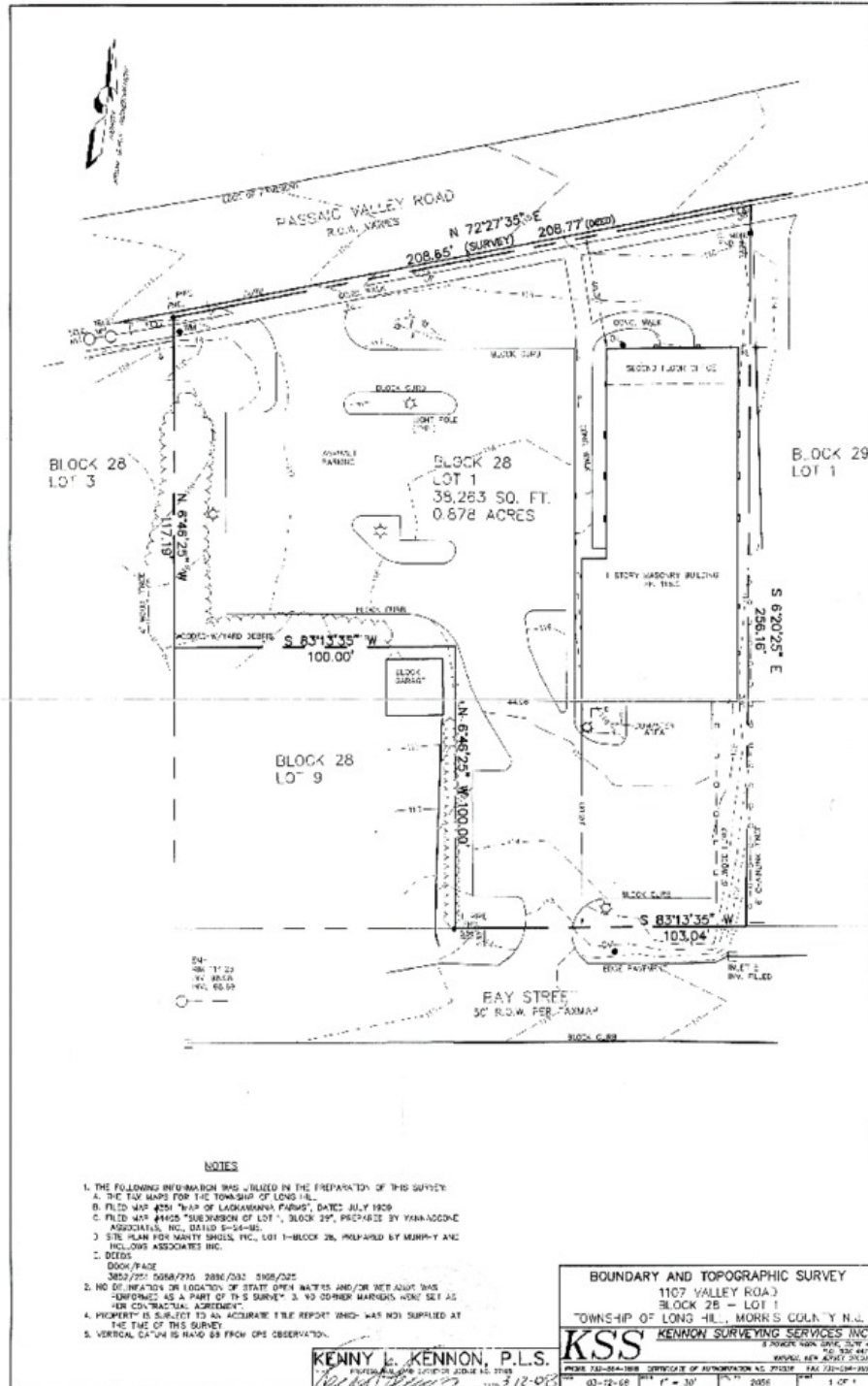
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# SITE PLANS



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# RETAILER MAP



Google

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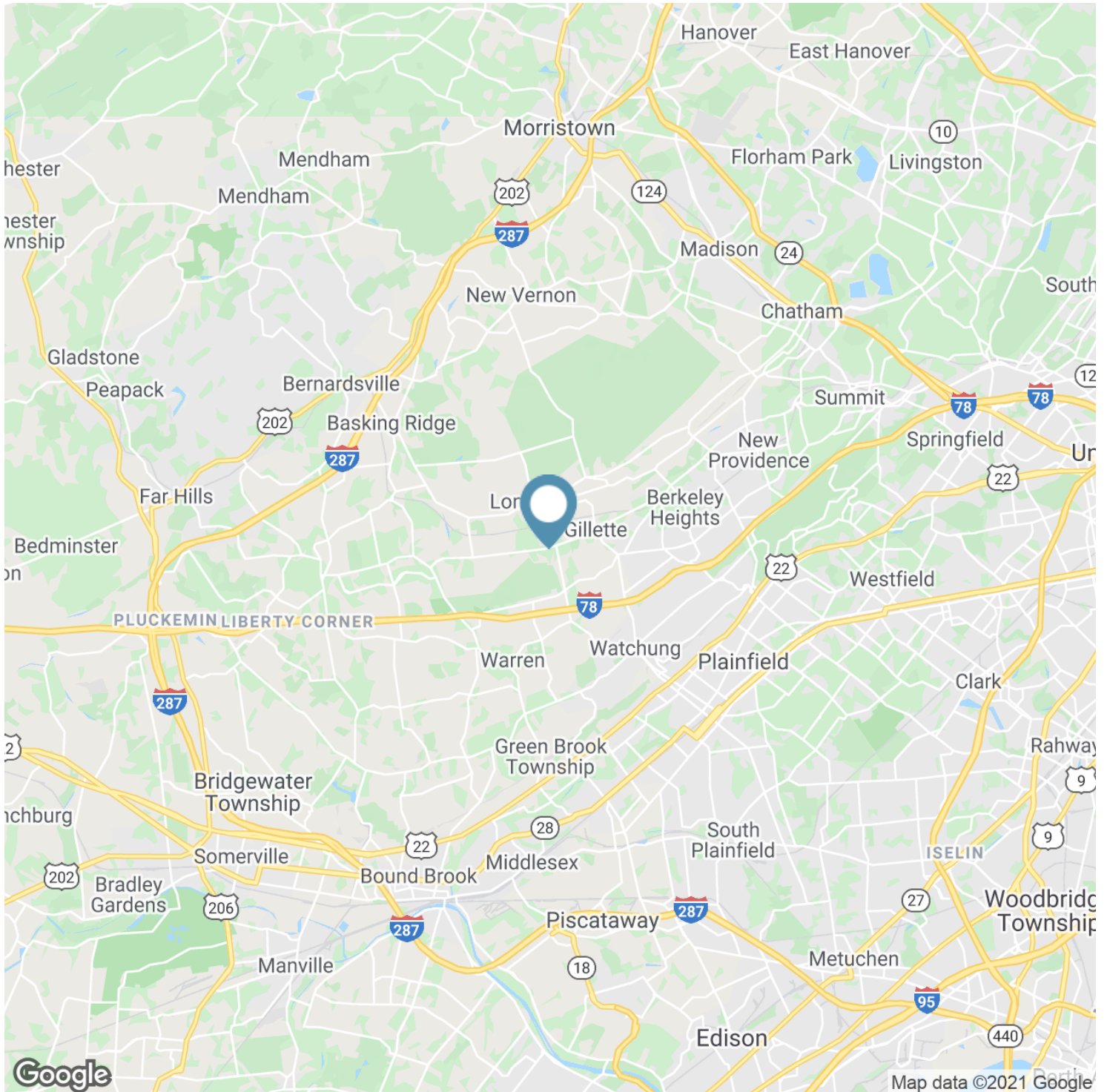
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# LOCATION MAP



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