

Prime Route 23 Exposure Flexible Showroom or Office Layout



1856 State Rt 23, West Milford, NJ 07480

Property Overview

Prominent 3,750 SF commercial building built in 2019, located directly on Route 23 in the Highway Commercial Zone. Features strong visibility, ample on-site parking, and a flexible open interior suitable for retail, showroom, gallery, medical, or professional office use. Modern interior includes high ceilings, recessed lighting, large display windows, and a clean layout adaptable for single occupancy or segmented suites. Ideal for owner-occupants seeking brand exposure or investors targeting quality tenancy. Situated on northbound Route 23 with steady traffic and regional access.



Highlights

- 3,750 SF commercial building built in 2019
- HC zoning allowing broad retail and office uses
- 25 on site parking spaces
- Direct frontage and signage visibility on Rte 23
- Flexible open layout
- Strong owner user opportunity
- Excellent exposure to regional traffic
- Building Size: 3,750 SF
- Year Built: 2019
- Zoning: Highway Commercial
- Lot Size: Approx. 1.11 Acres
- Parking: 25 spaces
- Parking Ratio: 6.6 per 1,000 SF
- Frontage: Route 23 Highway frontage

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