

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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