

**TURN-KEY MEDICAL/OFFICE BUILDING WITH RESIDENTIAL
POTENTIAL + 14 PARKING SPACES
PRIME 4,413 SQFT BUILDING ON OVERSIZED 15,888 SQFT LOT
FOR SALE | 485 PARK AVENUE, ORANGE, NJ**



Asking Price: \$850,000

- **DIRECTIONS TO PROPERTY**
- 485 Park Avenue, Orange, NJ 07050
- By Car:
 - Easily accessible via Route 280 (Exit 11).
 - Just minutes from Garden State Parkway and I-78.
- By Train:
 - 5-minute walk from Orange NJ Transit Station (Morris & Essex Line)
 - ~30 minutes to New York Penn Station
 - Short drive to Seton Hall University,

Please reach out to Ibn Wallace today to arrange a private tour.

 **IBNWALLACE@KW.COM**

 **(201) 939-0050**  **(973) 873-8849**

 **301 NJ-17 SUITE 204, RUTHERFORD, NJ 07070**

Highlights:

- Freestanding Mixed-Use Building – $\pm 4,413$ SqFt
- Oversized Lot – $\pm 15,888$ SqFt with 14 Off-Street Parking Spaces
- Turn-Key Medical Office Layout with 3 Exam Rooms + Procedure Room
- Separate Private Office Space + Large Reception & Waiting Areas
- Residential Components Include: 5+ Bedrooms, Kitchen, Dining Room & Den
- Garage Parking – 1 Double-Car Detached Garage
- Basement with Additional Storage & Half Bath
- Dual Driveway Entrances – Easy Access for Staff & Visitors
- Ideal for Owner-Occupants, Medical Practices, or Live/Work Users
- Located Near Major Transit, Route 280, and Orange Train Station - 30 Mins to Manhattan

