



333 Old Hook Rd.
Westwood, NJ



**Professional Condominium
+/- 1,640 SF (Ground Floor) – For Sale or Lease**

Across from HMH Pascack Valley Medical Center Hospital

Nina Bianco | O 201.845.6606 | M 201.615.5102 | NBianco@NIANationalRealty.com



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Property Details

- **Unit Size:** +/- 1,640 SF – Suite #101
- **Divisible:** +/-820 RSF - Call for Pricing
- **Lease Price:** \$29.75 PRSF *Plus Separately Metered Electric (for 1,640)*
- **Sale Price:** **\$425,000.00**
- **RE Taxes:** \$10,492.00 Est. (\$6.40 PRSF)
- **Property Type:** Medical Condominium
- **Parking:** 4/1,000 +street parking nearby
- **Zoning:** Medical Office (HSO)
- **Year Built:** Approx. 1990
- **HOA Fee 2025:** \$1,125.00 Per Month

Attractive, professional medical building across from HMH Pascack Valley Medical Center Hospital & TD Bank. Very convenient to GSP with access to Route 17 & 80.

- 4 Treatment Rooms
- 2 Consult Offices
- 2 Private Bathrooms
- Waiting Room
- 2 Administrative Areas
- Join many other medical professionals
- Possibly divisible or great for a medical partnership

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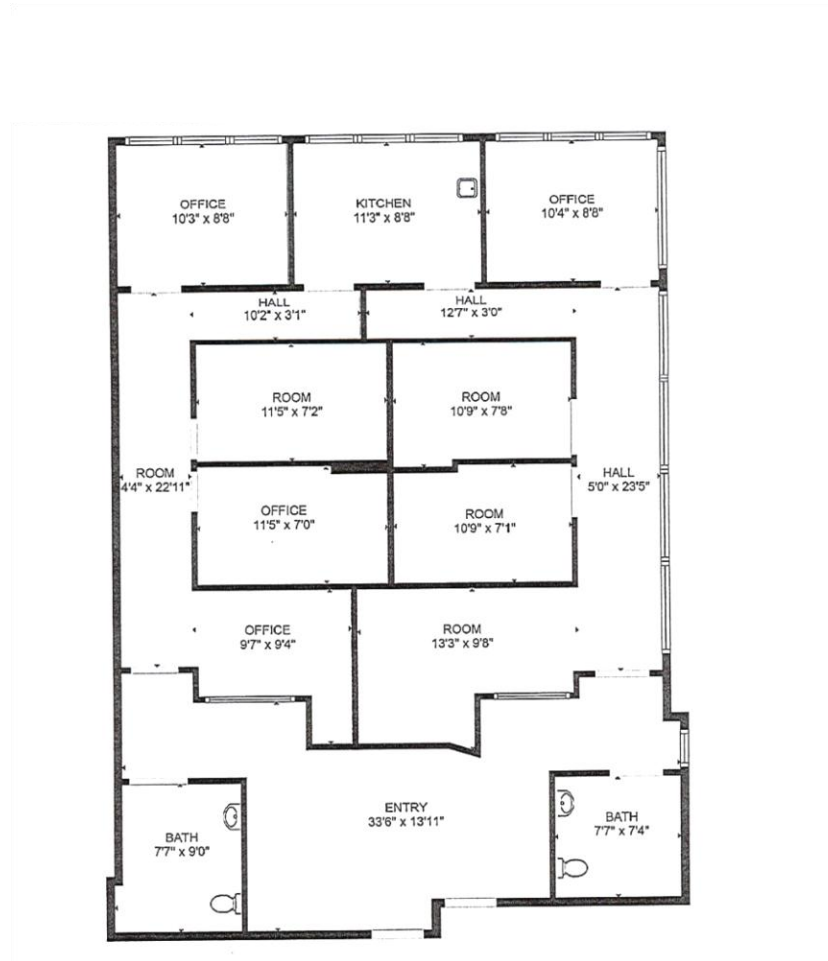
§ 195-126 HSO Health Services/Offices District.

- A. The purpose of the HSO District is to permit hospital and related medical office functions.
- B. The principal permitted uses allowed in the HSO District include the following:
 - (1) Business, professional and medical offices.^[1]
 - [1] *Editor's Note: Original Subsection B.1, Hospitals, which immediately preceded this subsection, was repealed 9-19-2006 by Ord. No. 06-10.*
 - (2) Medical labs and service facilities.
 - (3) Nursing homes, subject to § 195-129A.
 - (4) Congregate care and assisted living facilities, subject to § 195-129A.
 - (5) Research and development uses.
 - (6) Essential municipal purposes.
 - (7) Child-care centers, subject to § 195-129B.

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