

FOR SALE
LYNDHURST, NJ
747 RIDGE ROAD

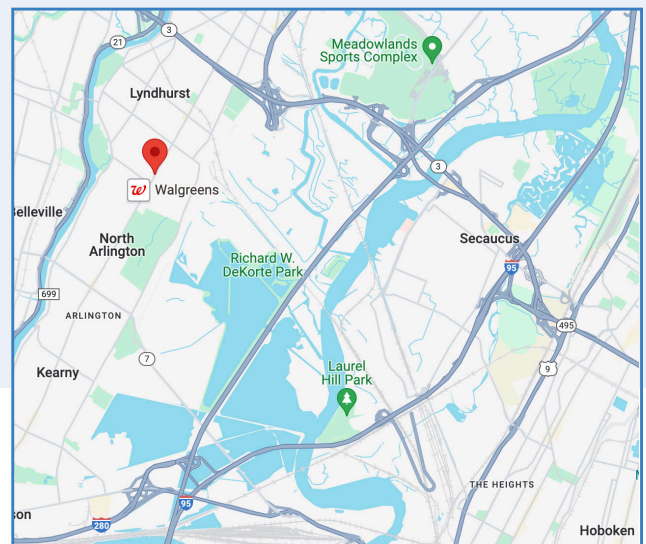
FREESTANDING MIXED USE PROFESSIONAL/RESIDENTIAL PROPERTY

AVAILABLE SPACE

- +/- 3,000 SF
- Existing Chiropractor office and residential apartment
- FIRST FLOOR:
 - +/- 1,300 SF
 - Large reception area
 - (3) treatment rooms with plumbing
 - Xray room/processing lab with plumbing
 - (1) private restroom
- SECOND AND THIRD FLOORS:
 - +/- 1,600 SF residential apartment
 - Private entrance
 - Spacious open plan living/dining and kitchen areas
 - (2) bedrooms
 - (2) full restrooms
- BONUS SPACE: Full Basement

PROPERTY FEATURES

- +/- 0.18 acres
- Located on well traveled street
- Large fenced rear lot w/ abundant parking
- Proximate to local restaurants, banking, and shopping
- Less than 8 miles to Lincoln Tunnel
- Easy access to Routes 3, 17, 21, and NJ Turnpike
- “Business” Zoning for professional 1st floor use and residential upstairs



Call for pricing:

MARY SWATEK

C: 201.914.4048

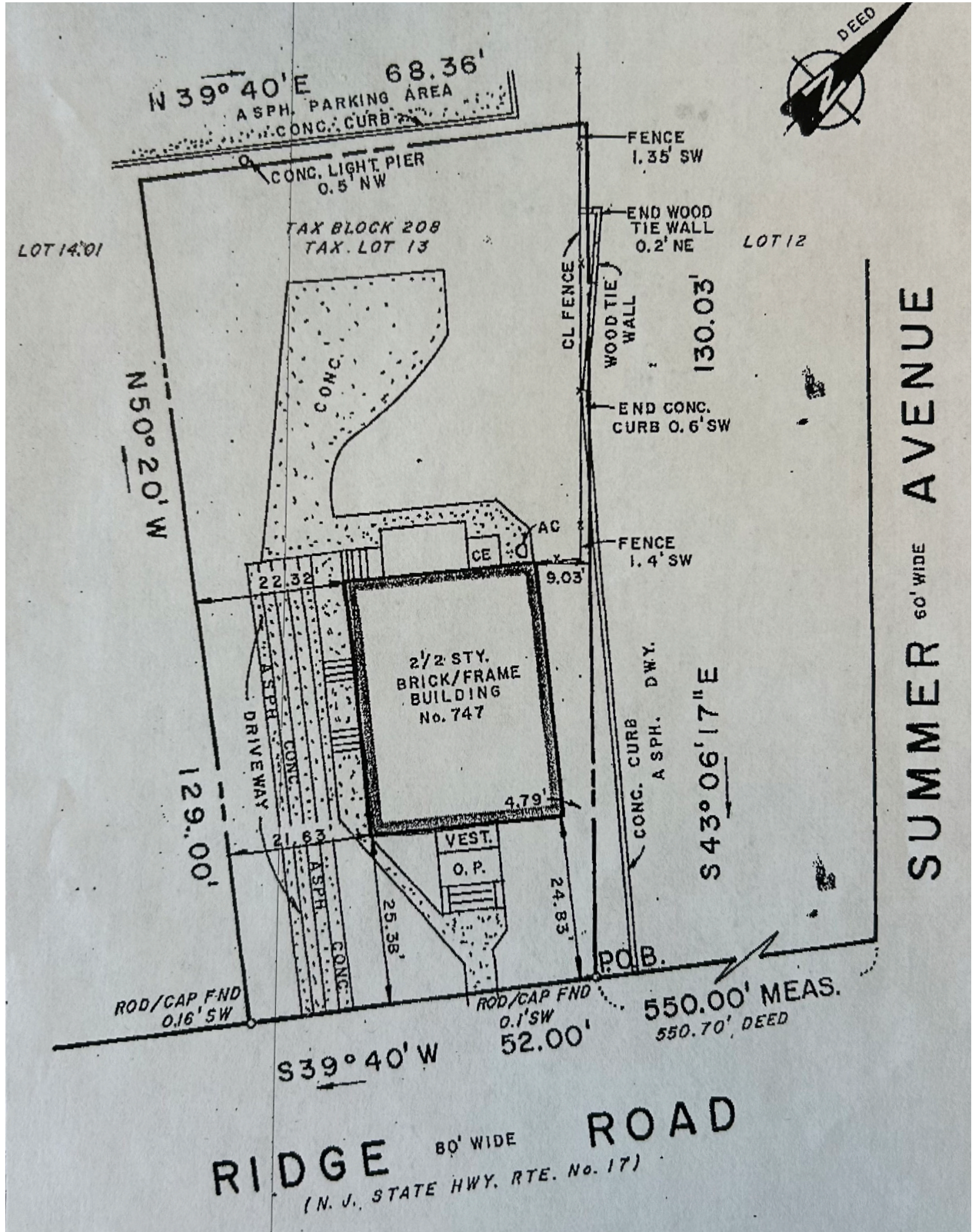
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Site Plan



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