



**BUILDING
FOR
SALE
28,524 SF**

**Present
Use**

**15
Classroom
School**

137 Ellison Street, Paterson

\$3,500,000

9% CAP RATE

**NEED A 1031 EXCHANGE LOOKING FOR INVESTMENT
OR TO RUN YOUR OWN SCHOOL?**

28,524 SF BUILDING

PRESENTLY RENTED 15 CLASSROOMS

Centrally Located in The Center of Town

**Near City Hall, Public Safety Building, Passaic County Community College,
Public Parking, Near Mass Transit Bus at Corner, Train 1 ½ Blocks,
Close to All Major Highways Routes 19, 20, 3, 80, 46, Parkway.**



**Alexandra
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"The Established Leader"

Since 1978

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