

FLEX SPACE FOR SALE OR LEASE

102-108 WELLAND AVE.

IRVINGTON NJ 07111



PROPERTY OVERVIEW

BUILDING SF: ±7,200 SF

AVAILABLE SF: ±7,200 SF

ASKING PRICE: \$925,000

ASKING RATE: \$19/PSF NNN

PARKING: Approx. 15 Parking Spaces

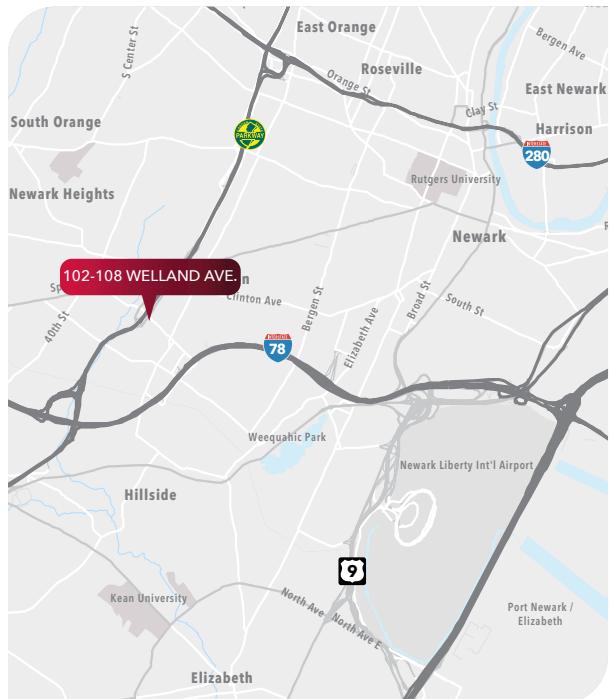
- Reception Area
- Full Kitchen
- Multiple Restrooms
- Outdoor Play Area
- Multiple Learning Rooms with Current Layout

AMENITIES:

- Multiple Entrances to the building
- Private Parking Lot w/ Gate for Additional Security
- Quiet Residential Area

LOCATION:

- 1 Block from the Garden State Parkway
- 1 Block from the Well-Kept Irvington Park
- A Few Minutes from I-78



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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INTERIOR PHOTOS



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