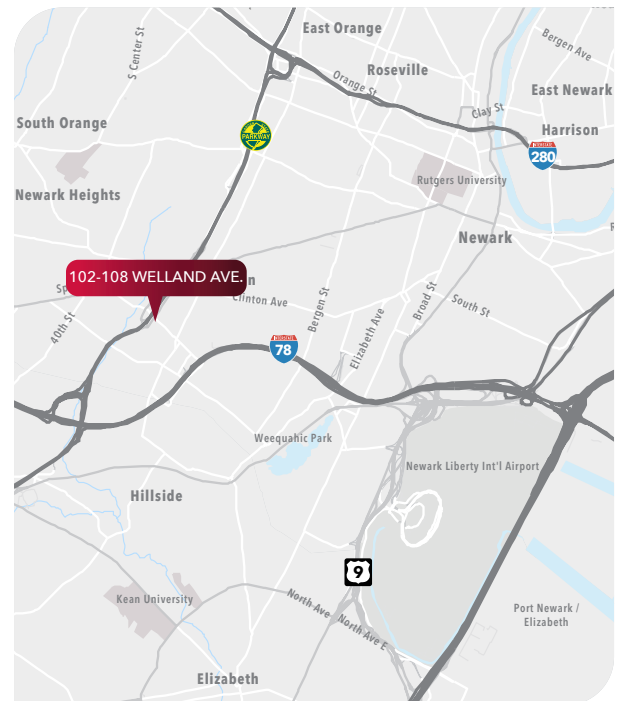


**FLEX SPACE FOR SALE OR LEASE**  
**102-108 WELLAND AVE.**  
IRVINGTON NJ 07111



**PROPERTY OVERVIEW**

<b>BUILDING SF:</b>	±7,200 SF
<b>AVAILABLE SF:</b>	±7,200 SF
<b>ASKING PRICE:</b>	\$925,000
<b>ASKING RATE:</b>	\$19/PSF NNN
<b>PARKING:</b>	Approx. 15 Parking Spaces
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Reception Area</li><li>• Full Kitchen</li><li>• Multiple Restrooms</li><li>• Outdoor Play Area</li><li>• Multiple Learning Rooms with Current Layout</li></ul>
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• Multiple Entrances to the building</li><li>• Private Parking Lot w/ Gate for Additional Security</li><li>• Quiet Residential Area</li></ul>
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• 1 Block from the Garden State Parkway</li><li>• 1 Block from the Well-Kept Irvington Park</li><li>• A Few Minutes from I-78</li></ul>



**FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:**

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**Eduardo Lopez**  
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## INTERIOR PHOTOS



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