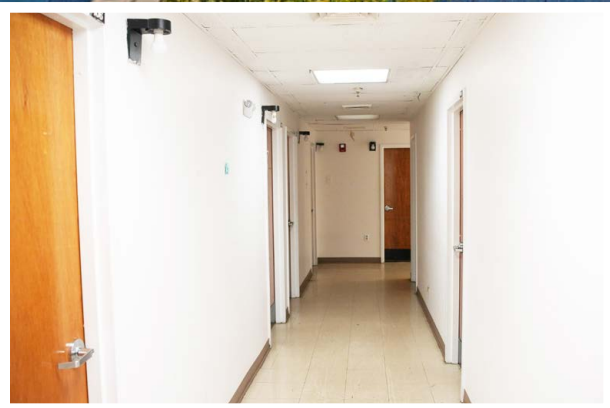
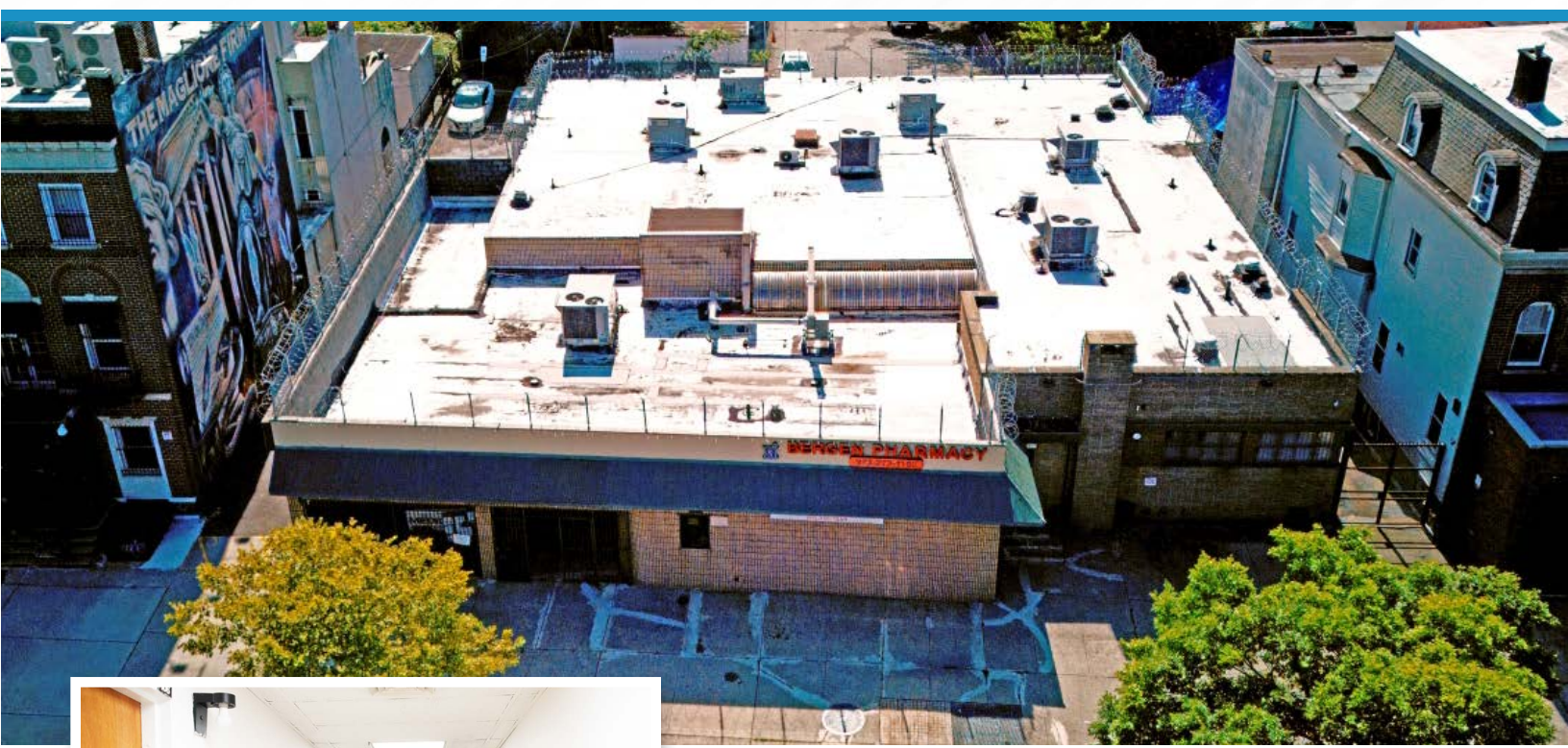


# MEDICAL OFFICE BUILDING FOR SALE

188-194 CLINTON AVENUE  
NEWARK, NJ 07108



## THE OPPORTUNITY

The Quinas Companies Inc. ("QCRE") is pleased to exclusively offer an approximately 14,540 SF built out medical office building at 188-194 Clinton Avenue in Newark, NJ for sale. The property's roof, mechanical systems, and elevator were all recently updated. There is also a large, private parking lot on the property. Located minutes from Downtown Newark and only a few miles from arterial highways I-78 and I-95 and Newark Airport and Seaport.

## PROPERTY OVERVIEW

Building SF	14,540 SF
Vacant SF	Approx. 13,000 SF (divisible)
Elevator	Yes, 1 Passenger
Parking	25 Surface Spaces
County	Essex
Zoning	C2
Operating Expenses	\$5.50/SF

**SALE PRICE**  
**\$2,900,000**

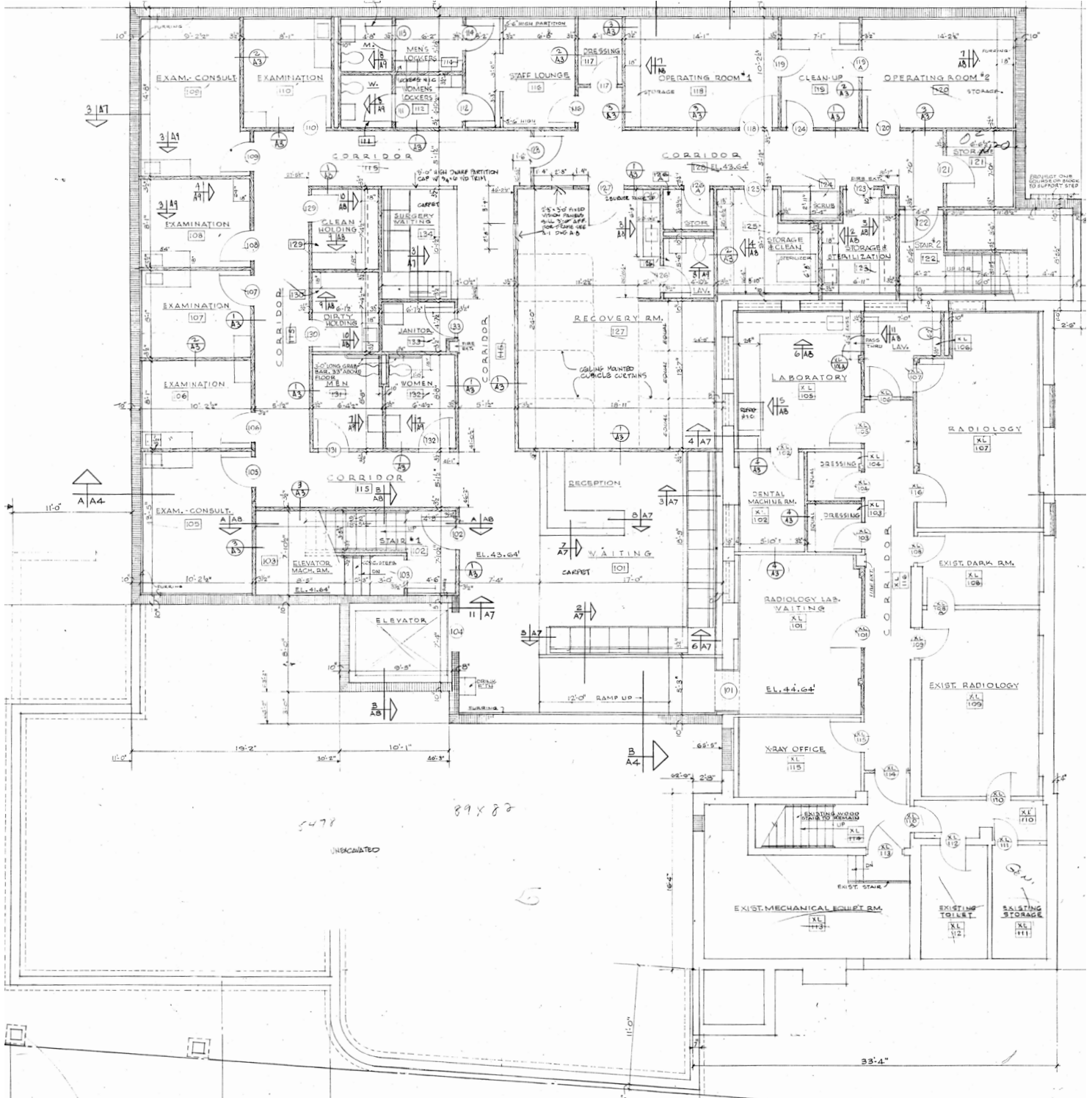
## CONTACT

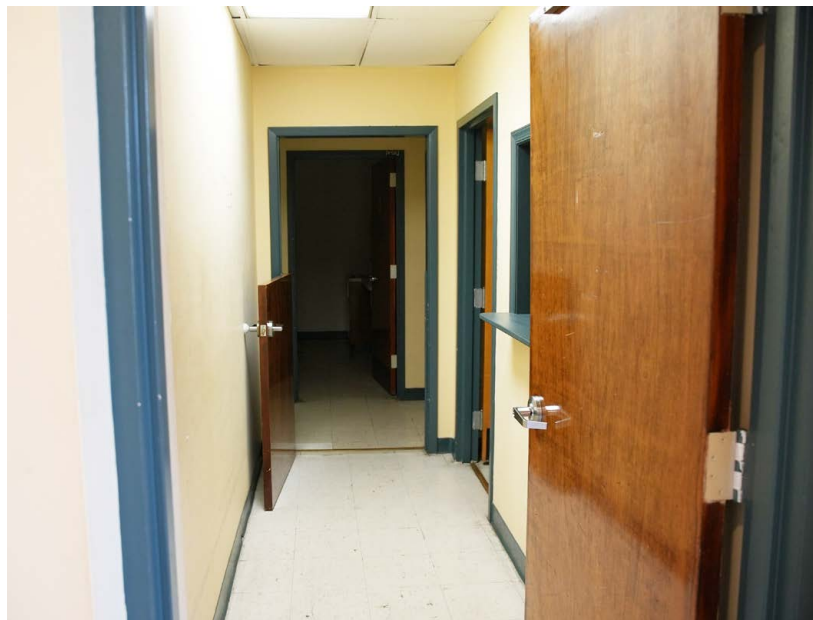
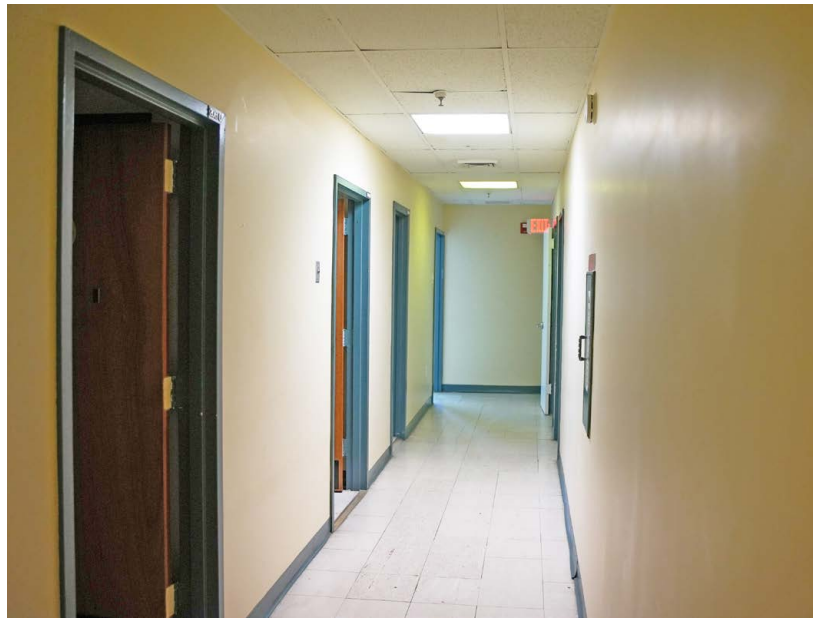
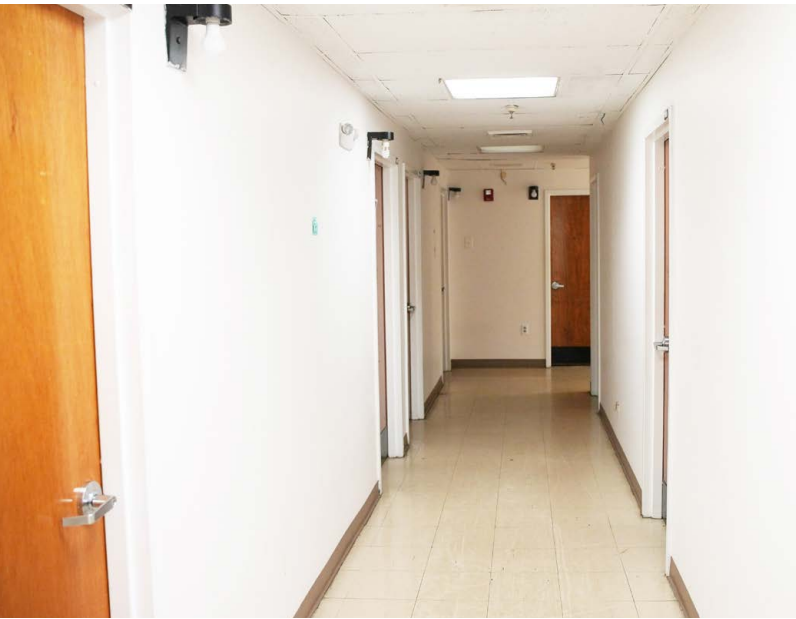
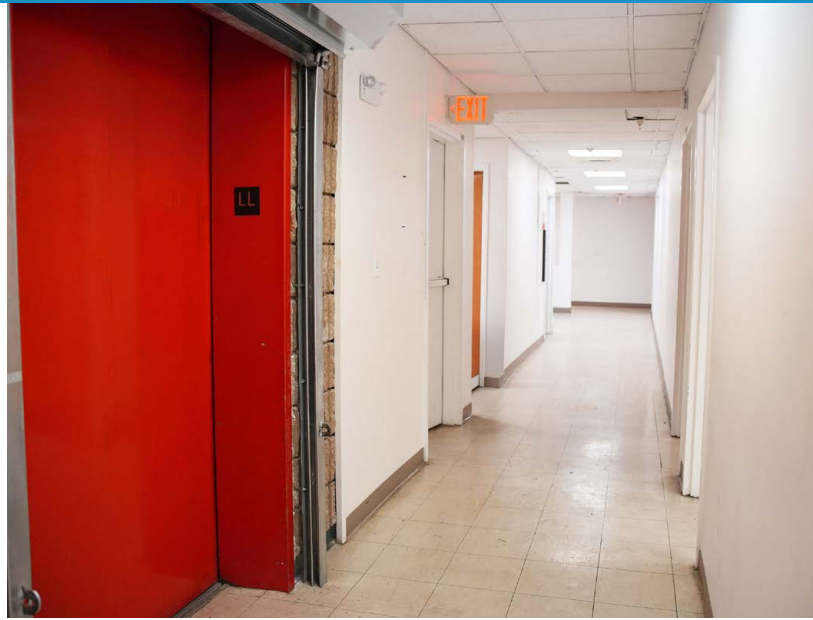
Ryan Cerqueira  
973.210.4250  
r@tqcre.com

# MAIN LEVEL FLOORPLAN

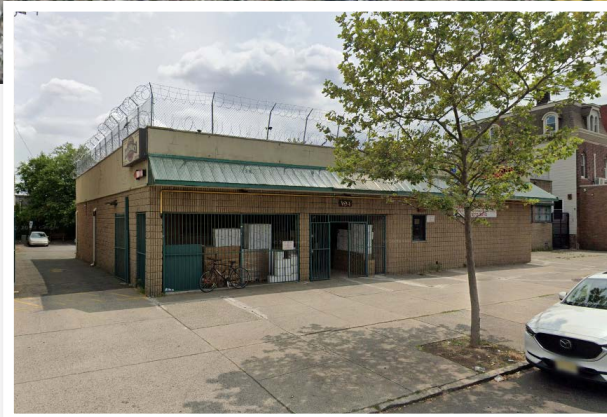


# LOWER LEVEL FLOORPLAN





# 188-194 CLINTON AVENUE NEWARK, NJ 07108



## OVERHEAD VIEW



## CONTACT

Ryan Cerqueira  
Broker of Record  
C. 908.731.1594  
r@tqcre.com

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